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# 4 Ventris Close, Ipswich, IP2 0DB

## £425,000

### About the property

An extended 4 bedroom detached family home located within a popular area on the outskirts of the town yet still within reach of the town centre, the trendy marina waterfront and the A12/14. The property is also ideally positioned for Chantry country park which is right opposite and ideal for walking the dog or your daily jog. Downstairs, the living space includes a porch, hall, living room, study/bedroom 5, shower room and a generous sized open plan kitchen/dining room. Outside, there is a decent sized lawned garden and patio and garage.

### Outside

To the front there is a lawned garden with a driveway to the side and a garage. Side access leads to the rear where there is a large paved patio terrace ideal for family get togethers and with steps leading down to the lawned garden.

### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "E" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///hope.wedge.porch. Broadband Download Speed: Up to 1000 mbps and Upload speed up to 1000 mbps. Mobile coverage indoors: Likely on O2 & limited on Vodafone, Three & EE. Outdoor coverage: Likely on EE, O2, Three & Vodafone. (Source Ofcom).

### Agents Note:

At the end of the cul de sac and next to this property there are currently new build properties under construction, we believe that there will be 14 new homes.







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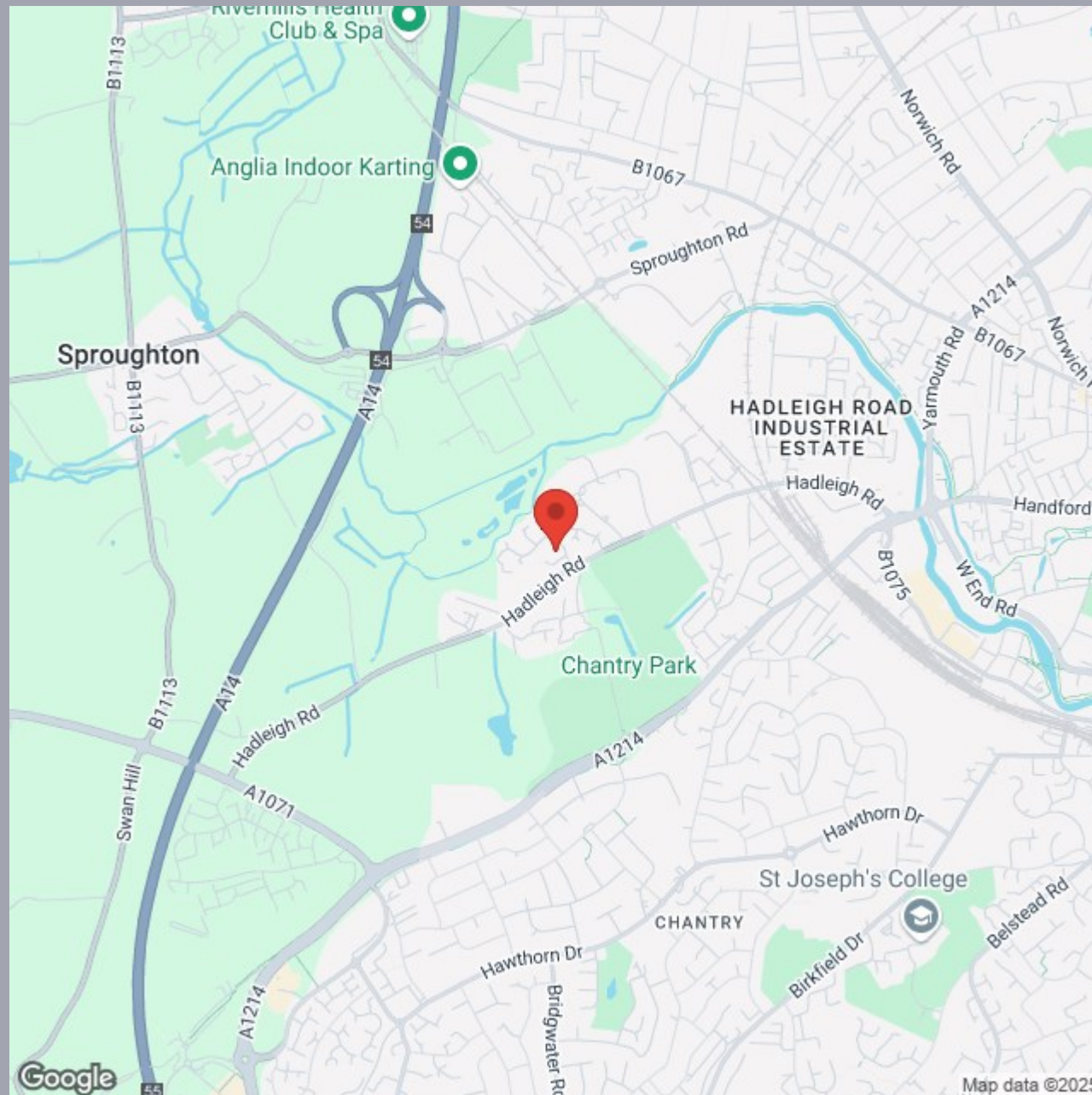


- Extended Detached Home
- Opposite Chantry Country Park
- Generous sized Kitchen/Dining Room
- Garage and Parking

- 4/5 Bedrooms
- Bathroom and Shower room
- Living Room to the Front

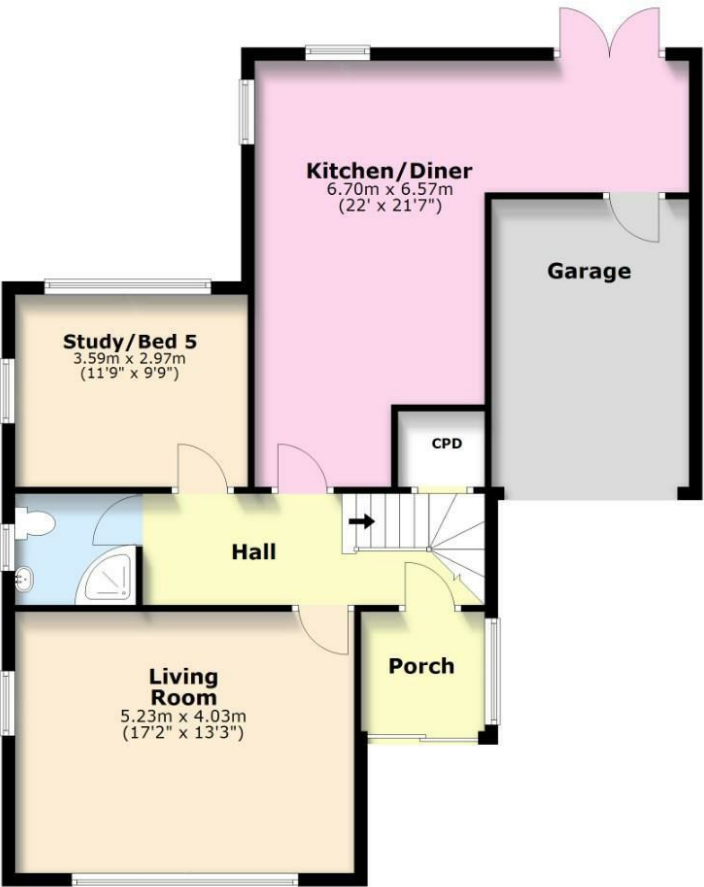
- Popular Location in the Town
- Study/Bedroom 5
- Lawn and Patio Rear Garden



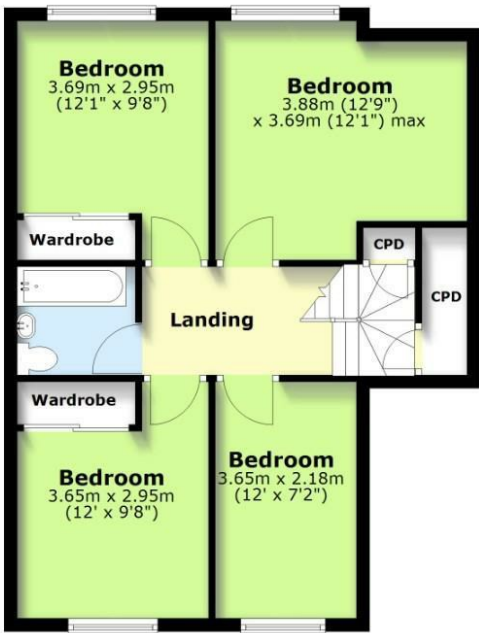




Ground Floor



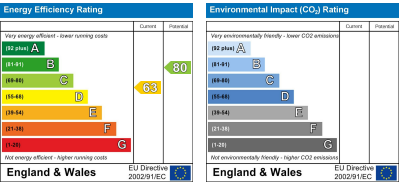
First Floor



Total area: approx. 150.6 sq. metres (1621.0 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

EPC



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