

# Foxhall



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## Ivan Blatny Close

Ribbons Park Development, Ipswich, IP3 8XN

Asking price £374,500



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## Front Garden

A neat and easy to maintain style front garden area with side garden leading around to the rear with a driveway which can accommodate two vehicles in tandem.

## Entrance Hallway

Entrance door to entrance hallway, stairs rising to first floor with under stairs storage space, radiator and doors to.

## Kitchen/Diner

16'5 x 10'10 (5.00m x 3.30m )

One and a quarter bowl single drainer stainless steel sink unit with mixer tap over, an excellent range of fitted units with drawers, cupboards and appliance space under, worksurfaces and wall mounted cupboards over, a wall mounted cupboard housing the boiler, upright housing double oven, induction hob (with gas point if required) and extractor hood over, integrated dishwasher, double glazed window to front and double glazed French style doors opening out into the rear garden.

## Lounge

16'5 x 11'0 (5.00m x 3.35m)

Double glazed window to front and side, two radiators and aerial points.

## Utility/Cloakroom

Low level W.C., pedestal wash hand basin, worksurface with washer/dryer under, built in storage cupboard, obscure double glazed window and radiator.

## First Floor Landing

Double glazed window to rear, loft access via a ladder with lighting, radiator and doors to.

## Bedroom One

11'6 x 9'11 (3.51m x 3.02m )

Double glazed window to front, built in storage cupboards, radiator and door to en-suite shower room.

## En-Suite

Low level W.C., wash hand basin with mixer tap over, walk in shower cubicle, obscure double glazed window to side, radiator and extractor fan.

## Bedroom Two

11'0 x 8'5 (3.35m x 2.57m)

Double glazed windows to front and side and radiator.

## Bedroom Three

11'0 x 7'9 (3.35m x 2.36m)

Double glazed window to side and radiator.

## Family Bathroom

Panelled bath with mixer tap, shower attachment over and screen, low level W.C., wash hand basin with mixer, tiled flooring, obscure double glazed window to side and radiator.

## Rear Garden

The rear garden is enclosed by brick wall and fencing, mainly laid to lawn with decked and patio areas, outside lighting. There is a double power point alongside the driveway which we understand that the vendor uses to charge his car.

## Agents Note

Tenure - Freehold

Council Tax Band D

All applicants are advised that there is an estate charge of £220 per annum (payable in April).

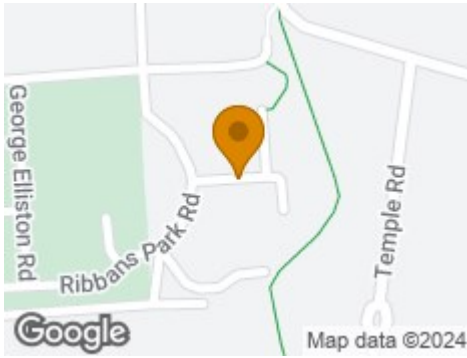








## Road Map



## Hybrid Map



## Terrain Map



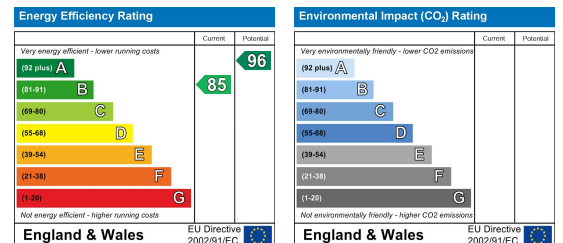
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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