

Foxhall



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Ribbans Park Road

East Ipswich, IP3 8XS

Guide price £475,000



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Front Garden

A low maintenance with mature planting and shrubs, pathway to the front door, two parking spaces in front of the property on the road and a further three driveway parking spaces to the side and garage.

Entrance Hallway

Doors to lounge, office/snug, downstairs cloakroom/utility room, door to kitchen/diner, a large under stairs cupboard with plenty of storage, light and vinyl flooring.

Lounge

17'2 x 11'7 (5.23m x 3.53m)

Double glazed square bay window to front with fitted wooden blinds, radiator, aerial point, glass and wooden door leading into the kitchen/diner.

Office / Snug

7'6 x 6'7 (2.29m x 2.01m)

Double glazed window to front with fitted blinds, radiator, carpet flooring, aerial and phone point.

Utility / Cloakroom

6'3 x 5'8 (1.91m x 1.73m)

Double glazed obscure window to side, low flush W.C. with concealed backplate, pedestal wash hand basin, splashback tiling, worksurface with under counter washing machine and vinyl flooring.

Kitchen / Diner / Family Room

25'3 x 10'3 (7.70m x 3.12m)

Comprising of wall and base units with cupboards and drawers under, roll top worksurfaces over, stainless steel one and a half bowl sink unit with mixer tap over, double glazed French doors to rear with double glazed windows either side, spotlights, integrated Hotpoint double oven,

integrated fridge, integrated freezer, integrated Indesit dishwasher, stainless steel Hotpoint cooker with induction hob and glass splashback, breakfast bar, two radiators (one in the kitchen and one in the dining room areas), wall mounted Potterton combination boiler only 4 years old and is regularly serviced and vinyl flooring.

Dining Area - Wood and glazed doors into the lounge, two charging points on side wall and one on the garage.

First Floor Landing

Doors to bedrooms one, two, three, four and family bathroom. Loft hatch with loft ladder, light and boarding, aerial, tv and sky points. Airing cupboard with plenty of shelving.

Bedroom One

16'3 x 11'8 (4.95m x 3.56m)

Double glazed window to front with fitted blinds, fitted double wardrobe with plenty of hanging space, carpet flooring, radiator, aerial, tv and sky points, door to en-suite.

En-Suite

6'10x 4'1 (2.08mx 1.24m)

Wash hand basin, low flush W.C. with concealed back plate, a large walk in shower cubicle, splashback tiling, extractor fan, spotlights, shaver point, tiled flooring, radiator.

Bedroom Two

14'5 x 8'2 (4.39m x 2.49m)

Double glazed window to rear with fitted wooden shutters, radiator, carpet flooring, triple built in wardrobes with mirror fronted doors, aerial, tv and sky points,

Bedroom Three

9'11 x 9'10 (3.02m x 3.00m)

Double glazed window to front with fitted blinds, carpet flooring, built in mirror fronted on one side built in wardrobe, radiator and aerial, tv and sky points.

Bedroom Four

10'5 x 8'1 (3.18m x 2.46m)

Double glazed window with fitted wooden shutters to rear, aerial, tv and sky points, radiator and carpet flooring.

Family Bathroom

Wash hand basin, low flush W.C. with concealed back plate, panelled bath with shower over, splash-back tiling, extractor fan, spotlights, shaver point, tiled flooring and radiator.

Garage

9'5" x 23'2" (2.87m x 7.06m)

Manual up and over door, boarded rafters with ladder and lighting, plenty of storage space, electric charging point in the garage, plenty of power, lighting and storage for appliances such as fridges, tumble dryers etc and outside PIR lighting.

Rear Garden

34'7" x 37'7" (10.563 x 11.470)

A fully enclosed rear garden with pathway to the garage, pedestrian door onto the driveway and front of the garage, side area with storage, a further side area suitable for storage. The main garden area is 34'7" x 37'7" laid to lawn and largely unoverlooked with outside power points, an outside tap and outside PIR light and driveway suitable for off road parking of three cars.

Agents Note

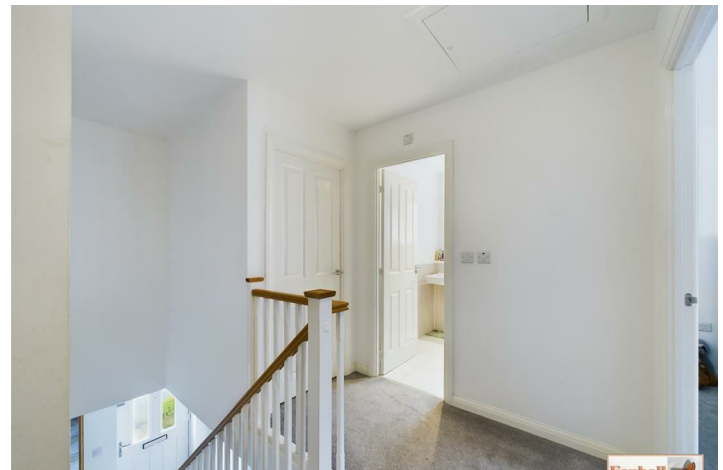
Tenure - Freehold

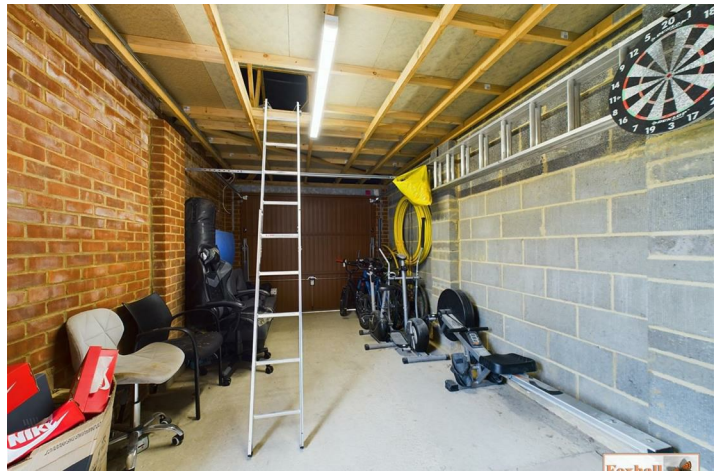
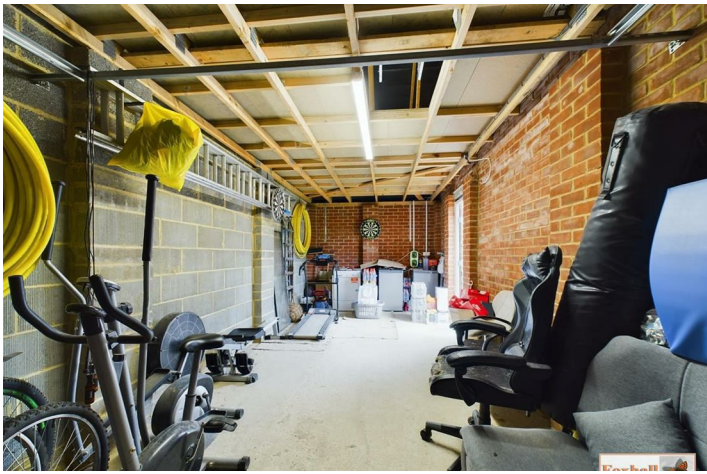
Council Tax Band E

Maintenance Charge £109.50 per year









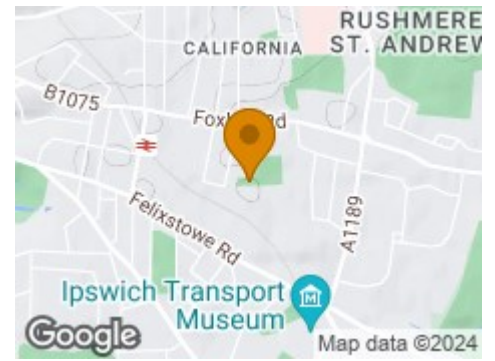
Road Map



Hybrid Map



Terrain Map



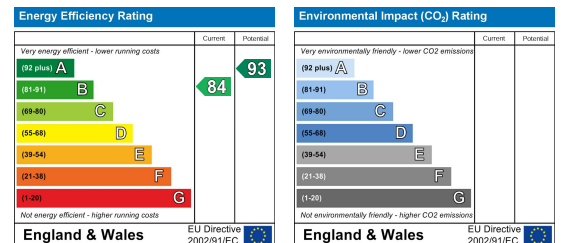
Floor Plan



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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