

Foxhall



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Ribbons Park Road

East Ipswich, IP3 8XS

Guide price £485,000



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Ribbons Park Road

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Front Garden

Front garden enclosed by a low hedge, grass and granite with some planting and path to doorway. Block paved driveway to the side which comfortably fits two large cars. This leads to a garage.

Entrance Hall

15'5" x 6'0" (4.71 x 1.83)

UPVC/part glazed door into the entrance hallway, Karndean flooring, doors to the lounge, utility/downstairs W.C., study/office, kitchen/diner, under-stairs cupboard housing the Mega Flow Eco System Fit Unvented Cylinder water tank, radiator with bespoke wooden cover and stairs rising to first floor.

Utility/Downstairs Cloakroom

6'11" x 6'0" (2.12 x 1.84)

Pedestal wash hand basin, low flush W.C. with enclosed cistern, radiator, a range of cupboards with surfaces over, cupboards with magnet locking ideal for hiding away items from reach of children, space and plumbing for washing machine, space and plumbing for dryer if needed. Half splash-back tiling, Karndean flooring continues into the downstairs W.C., obscure double glazed window to the side with fitted blind, extractor and light.

Study/Office

8'4" x 6'11" (2.55 x 2.13)

Double glazed window to front with fitted blind, radiator, carpet flooring, fibre to this room to enable you to house the main hub but there is also the traditional aerial and phone point in the lounge.

Lounge

20'8" x 12'4" (6.32 x 3.77)

Double glazed bay window to front with fitted blinds, bespoke fitted curtain pole to this bay window, recently fitted coving, carpet flooring, double glazed window to side with fitted blind, glazed and wooden doors through to the kitchen/diner.

Kitchen / Diner / Family Room

26'1" x 11'9" (7.96 x 3.60)

Karndean flooring throughout, two radiators, double glazed French doors opening out into the garden, two double glazed windows either side of the doors, double glazed window to side all with fitted blinds.

Kitchen area comprises double glazed window to side with fitted blinds, comprising of wall and base units with cupboards and drawers under, work-surfaces over, stainless steel one and a half bowl sink unit with mixer tap over, splash back tiling, Bosch induction hob with extractor fan over, integrated Hotpoint electric oven, Bosch integrated dishwasher, plenty of storage cupboards including pan drawers, integrated fridge freezer, door to hallway, wired in smoke alarm, spotlights and traditional lighting. A cupboard near to the sink houses the boiler which is a Potterton boiler (regularly serviced) and HIVE controlled heating and hot water which is smart metered.

Landing

Doors to bedrooms, one, two, three, four, five and family bathroom, loft access and airing cupboard with shelving providing great storage for bed linen and towels and fixed smoke alarm.

Bedroom One

19'0" x 12'9" (5.81 x 3.91)

Double glazed bay window with fitted blinds to front, radiator, carpet flooring, large fitted mirror fronted triple wardrobe, door to en-suite.

En-suite

6'11" x 4'3" (2.12 x 1.31)

Large walk in shower cubicle, with tiled splash back, shower over, wash hand basin, low flush W.C. with concealed cistern, obscure double glazed window to side, shaver point, electric heated towel rail, tiled flooring, spotlights and extractor fan.

Bedroom Two

10'0" x 10'0" (3.06 x 3.06)

Double glazed window to front with fitted blinds, radiator, carpet flooring and large built in wardrobe with shelving and hanging space, this ideal for use as a wardrobe or desk/TV space if you removed the doors.

Bedroom Three

10'0" x 9'3" (3.05 x 2.84)

Double glazed window to rear with fitted blinds, radiator and carpet flooring.

Bedroom Four

11'10" x 8'2" (3.61 x 2.49)

Double glazed window to rear with fitted blinds, radiator and carpet flooring.

Bedroom Five

9'11" x 8'2" (3.03 x 2.49)

Double glazed window to rear with fitted blinds, radiator, carpet flooring.

Family Bathroom

6'9" x 5'5" (2.07 x 1.67)

Contemporary bathroom suite with panelled bath and shower over, low flush W.C. with hidden cistern, wash hand basin, obscure double glazed window to side, electric towel rail, half tiled splash back walls and fully tiled flooring, spotlights.

Rear Garden

31'10" x 35'0" (9.724 x 10.679)

Indian sandstone patio with path around to the garage, pedestrian access with a gap at the back of the garage to allow for sheds and storage, a perfect location to put the bin and another side space on the other side of the garage for storage, outside tap, the remainder of the garden is laid lawn, with bark border, mature plants like fuchsias and roses etc.

Garage

9'11" x 21'0" (3.039 x 6.425)

Up and over manual door with pitched roof providing plenty of storage in the eaves, pedestrian door into the rear garden, electric car charging point, light and power.

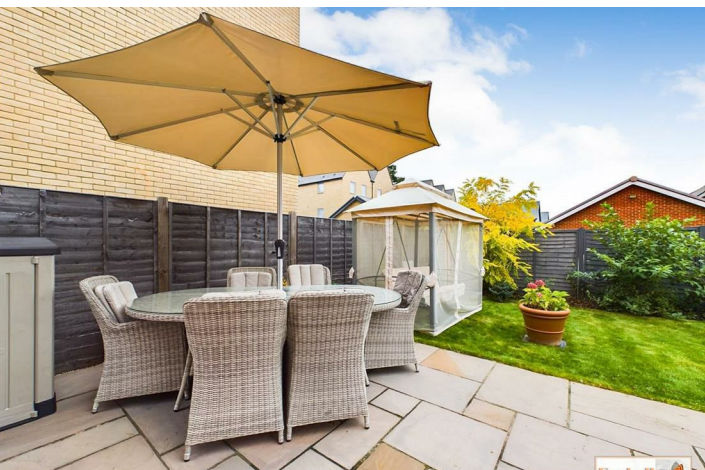
Agents Note

Tenure - Freehold

Council Tax Band - F

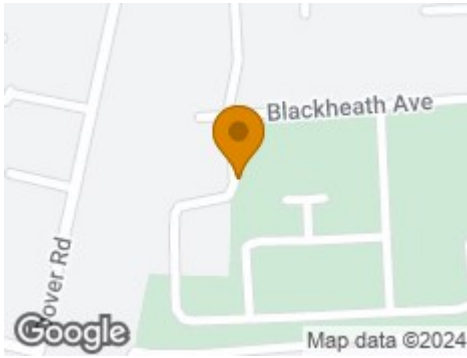








Road Map



Hybrid Map



Terrain Map



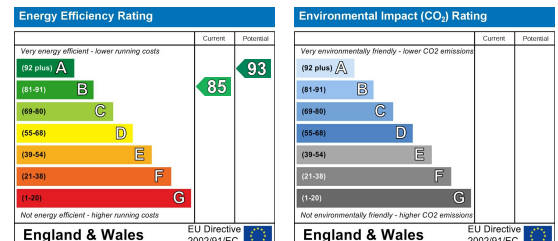
Floor Plan



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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