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Ivan Blatny Close

Ribbons Park, Ipswich, IP3 8XN

Offers in excess of £325,000



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Front Garden

Block paved driveway with parking for two vehicles, pathway to the side and rear with pedestrian gate to rear.

Entrance Hallway

Entrance door into the entrance hall, tiled flooring, stairs rising to first floor, door to the kitchen, door to lounge / diner and door to the downstairs cloakroom.

Downstairs Cloakroom

Pedestal wash hand basin, low flush W.C., splashback tiling, tiled flooring, obscure double glazed window to front with fitted blind, extractor fan and radiator.

Kitchen

9'1 x 8'9 (2.77m x 2.67m)

Comprising wall and base units with cupboards and drawers under, roll top worksurfaces over, integrated dishwasher, stainless steel one and a half bowl drainer unit with mixer tap over, integrated washing machine/dryer, Hotpoint stainless steel gas four ring hob with glass splashback and Hotpoint extractor hood over, integrated Hotpoint oven, tiled flooring, splashback tiling, spotlights, double glazed window to front with fitted blinds, cupboard housing the Potterton wall mounted boiler (approximately 7 years old and regularly serviced, last service was conducted on 9th October 2023), Indesit integrated fridge freezer, integrated spice rack and radiator.

Large Lounge / Dining Area

15'7 x 13'10 (4.75m x 4.22m)

Laminate flooring, two radiators one with bespoke cover, double glazed window to rear with fitted blinds, double glazed French doors with integrated blinds leading to the rear garden, aerial and telephone point and door to understairs cupboard with plenty of storage.

First Floor Landing

Doors to bedroom one, two, three and family bathroom and stairs rising to second floor and main bedroom.

Bedroom Three

10'5 x 9'2 (3.18m x 2.79m)

Double glazed window to front with fitted blinds, laminate flooring and radiator.

Bedroom Two

12'4 x 9'2 (3.76m x 2.79m)

Double glazed window to rear with fitted blinds, radiator with bespoke radiator cover, laminate flooring and wall panelling.

Family Bathroom

7'5 x 5'7 (2.26m x 1.70m)

Panelled bath with mixer tap over and separate shower attachment, pedestal wash hand basin, low flush W.C. with concealed back unit, splashback tiling, tiled flooring, spotlights, extractor fan, radiator and obscure double glazed window to rear.

Second Floor Landing

Door through to stairs rising to second floor landing, radiator, double glazed window with fitted Roman blind to front. At the top of the stairs they open out to the main bedroom and en-suite shower room.

Bedroom One

13'2 x 12'8 (4.01m x 3.86m)

Double glazed window to front, velux style window, radiator with bespoke radiator cover, wall panelling, built in double wardrobe with plenty of hanging space and shelving and door to en-suite.

En-Suite Shower Room

6'9 x 4'8 (2.06m x 1.42m)

Walk in shower cubicle with tiled walls, pedestal wash hand basin, low flush W.C. with concealed backplate, splashback tiling, double glazed Velux style window, spotlights, radiator, shaver point and extractor fan.

Rear Garden

22'8" x 36'1" (6.929 x 11.008)

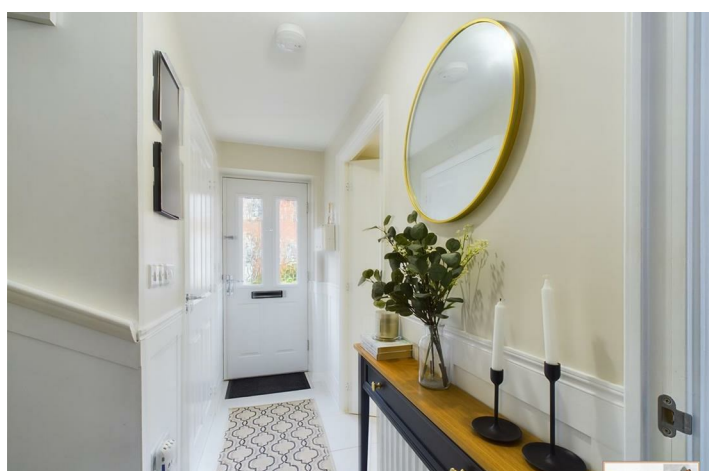
Landscaped westerly facing rear garden with porcelain patio, raised flower beds with sleepers and planting, remainder laid to lawn, fully enclosed garden with mature planting with further raised bed area with mature planting Cyanosis, rosemary, shed to remain (10' x 7' approx.), pedestrian gate to the rear, electric point, PIR light and a Brabantia collapsible washing line above an outside tap.

Agents Note

Tenure - Freehold

Council Tax Band C

Maintenance charge of approximately £240 per year payable in six monthly intervals of approximately £120.







Road Map



Hybrid Map



Terrain Map



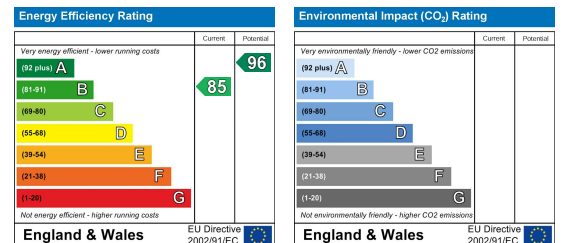
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.