

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Ivan Blatny Close

Ribbons Park, East Ipswich, IP3 8XN

Offers in excess of £315,000



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Entrance Hall

Doors to the downstairs cloakroom and lounge/diner, LVT flooring, integrated mat, smoke alarm, stairs up to the first floor, access to the kitchen.

Lounge/Diner

15'9 x 13'11 (4.80m x 4.24m)

Large under stairs cupboard, two radiators, aerial point, phone point, LVT flooring, double glazed window to rear with fitted roller blind, double glazed patio doors with integral venetian blinds out onto the rear garden.

Kitchen

9' x 9'8 (2.74m x 2.95m)

Quartz work-surfaces, inset stainless steel sink bowl drainer unit with mixer tap over, double glazed window to the front with fitted roller blind, stainless steel Hotpoint five ring gas hob with a stainless steel Hotpoint extractor over, inset integrated Hotpoint oven, integrated fridge freezer, secondary integrated fridge, integrated washer/dryer, spotlights underneath the counters, spotlights in the ceiling, smoke alarm and an extractor, attractive brick tile splashback as well as raised quartz splashback, LVT flooring, cupboard housing the wall mounted Potterton boiler (installed 2017 and regularly serviced), stainless steel towel rail (installed 2023).

Cloakroom

Pedestal wash hand basin, low flush WC with concealed back plate, obscure double glazed window to the front with fitted roller blind, stainless steel towel rail (installed in 2023), tiled flooring, tiled splashback, extractor fan.

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, carpet flooring.

Bedroom One

13'2 x 12'10 (4.01m x 3.91m)

Carpet flooring, radiator, double glazed window to the front with roller blind, Velux style roof light, large walk in wardrobe, smoke alarm, aerial point, access to the loft, door to en-suite.

En-Suite

6'10 x 4'9 (2.08m x 1.45m)

Walk in shower cubicle, wash hand basin, low flush WC with concealed back plate, a Velux style roof light double glazed to the rear, tiled flooring, part tiled walls, spotlights, extractor, heated towel rail (installed 2023).

First Floor Landing

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

Bedroom Two

12'3 x 9'3 (3.73m x 2.82m)

Double glazed window to rear with fitted roller blind, radiator, carpet flooring, wardrobes (to be negotiated potentially) with lights, aerial point.

Bedroom Three

10'6 x 9'2 (3.20m x 2.79m)

Double glazed window to the front with fitted roller blinds, carpet flooring, wardrobes (to be negotiated potentially), aerial point.

Family Bathroom

7'5 x 5'6 (2.26m x 1.68m)

Panelled bath with shower over and mixer tap, low flush WC with concealed back plate, wash hand basin, tiled flooring, splash back tiling, obscure double glazed window to the rear, spotlights, fixed shower screen, towel rail (installed 2023), extractor fan.

Rear Garden

45'7" x 20'3" (13.905 x 6.196)

Fully enclosed landscaped rear garden with a porcelain

patio area suitable for alfresco dining, artificial style lawn and a further porcelain tiled area with a shed (to stay) approx. 6' x 8', pedestrian gate through to the front of the property, outside light and outside socket.

Agents Notes

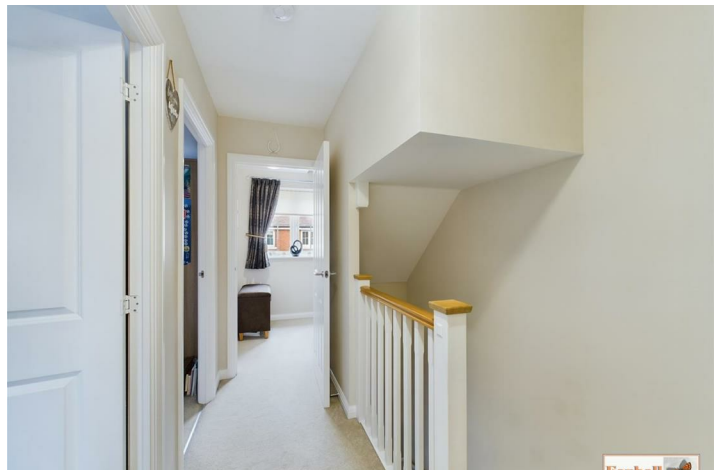
Tenure - Freehold

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



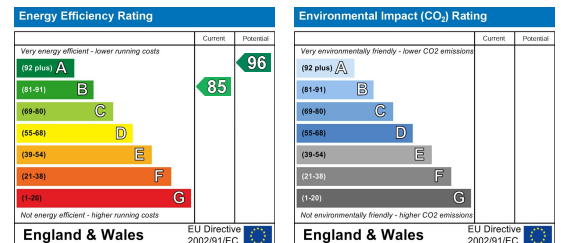
Floor Plan



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.