



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Plot 15 Ventris Close, Ipswich, Ipswich, IP2 0DB

£650,000

This EXECUTIVE STYLE BRAND NEW 5 Bedroom DETACHED house is located in a sought after area within Ipswich, the property benefits from Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Master with En-Suite, Bedroom 3 with En-Suite, 3 Further Bedrooms, Family Bathroom, Gardens, Double Garage, Ample Off Road Parking, Gas Fired Central Heating.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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Plot 15 Ventris Close, Ipswich, Ipswich, Suffolk, IP2 0DB

IPSWICH:

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

With front door leading to...

ENTRANCE HALL:

With under stairs storage cupboard and doors leading to...

CLOAKROOM:

With low level W.C, wash hand basin.

LIVING ROOM: 23'5" x 11'6" (7.14m x 3.51m)

With double glazed bi-fold doors to rear aspect, double glazed window to front, double doors opening to...

KITCHEN/DINING ROOM: 19'9" x 13'9" (6.02m x 4.19m)

With double glazed bi-fold doors to rear aspect, double glazed window to rear aspect, fitted with a matching range of wall and base level units with drawers and work surfaces over, inset sink unit and drainer, space for appliances, door leading to...

UTILITY ROOM: 8'1" x 5'6" (2.46m x 1.68m)

With double glazed door to side aspect, fitted with base level unit, space for appliances.

STUDY: 11'6" x 7'8" (3.51m x 2.34m)

With double glazed window to front aspect.

FIRST FLOOR

LANDING:

With built in airing cupboard and doors leading to...

BEDROOM 1: 12'9" x 11'6" (3.89m x 3.51m)

With double glazed window to front aspect, door leading to...

EN-SUITE: 8'2" x 4'4" (2.49m x 1.32m)

With fitted suite comprising shower cubicle, low level W.C, wash hand basin.

BEDROOM 2: 11'6" x 8'7" (3.51m x 2.62m)

With double glazed window to front aspect.

BEDROOM 3: 11'6" x 9'3" (3.51m x 2.82m)

With double glazed window to rear aspect, built in wardrobe, door leading to...

EN-SUITE: 8'3" x 5' (2.51m x 1.52m)

With suite comprising shower cubicle, low level W.C, wash hand basin.

BEDROOM 4: 9'9" x 7'11" (2.97m x 2.41m)

With double glazed window to rear aspect.

BEDROOM 5: 8'5" x 7'11" (2.57m x 2.41m)

With double glazed window to front aspect.

BATHROOM: 11'6" x 5'9" (3.51m x 1.75m)

With double glazed window to rear aspect, fitted suite comprising bath, shower cubicle, low level W.C, wash hand basin.

OUTSIDE:

To the front of the property the garden is mainly laid to lawn, there is a gate providing access to the rear garden, there is a driveway providing ample off road parking which leads to the DETACHED DOUBLE GARAGE: With two up and over doors, double glazed window to rear aspect, courtesy door to rear garden.

The garden to the rear of the property is mainly laid to lawn, large terraced patio area consisting of Indian sandstone with glass balustrading and storage area below and the garden is enclosed by fencing. The garden measures approximately 170m².

NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

