

KEYSTONE



Ribbons Park Road, Ipswich, IP3 8XS

Offers In Excess Of £500,000

Detached House

Lounge

Utility/Cloakroom

En-suite & Family Bathroom

Popular East Ipswich

Five Generous Bedrooms

Kitchen/Diner

Study

Garage & Driveway

Ribbans Park Road, Ipswich IP3 8XS

KEYSTONE are pleased to offer for sale this GENEROUS FIVE BEDROOM detached house with GARAGE and DRIVEWAY situated on the popular RIBBANS PARK DEVELOPMENT in EAST Ipswich. The property benefits from lounge, large kitchen diner, utility room/cloakroom, study, five bedrooms, en-suite, family bathroom, driveway, garage and enclosed garden.

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Entrance door

Leading to hallway with stairs to first floor, radiator with airing cupboard.

Lounge

20'8 x 12'4

Bay window to front, two radiators, window to side and French doors leading to kitchen/diner.

Kitchen/Diner

26'6 x 11'8

Fitted with a range of base units and drawers and matching wall mounted cabinets, double oven with hob and extractor over, integrated dishwasher, integrated fridge freezer, one and a half sink a drainer, two radiators, two windows to rear and French doors to rear.

Study

8'9 x 6'9

Window to front and radiator.

Utility/Cloakroom

Fitted with worktop with integrated washing machine, w/c, pedestal wash basin, tiled splash backs and window to side.

First Floor

Landing with built in storage cupboard and loft access.

Bedroom One

16'9 x 12'7

Bay window to front, radiator and built in wardrobes.

En-Suite

Fitted with shower, w/c, hand basin, tiled splash backs tiled flooring and radiator.

Bedroom Two

10'1 x 9'9

Window to front, radiator and built in wardrobe.

Bedroom Three

10 x 9'4

Window to rear and radiator.

Bedroom Four

11'9 x 8'3

Window to rear and radiator.

Bedroom Five

10 x 8'10

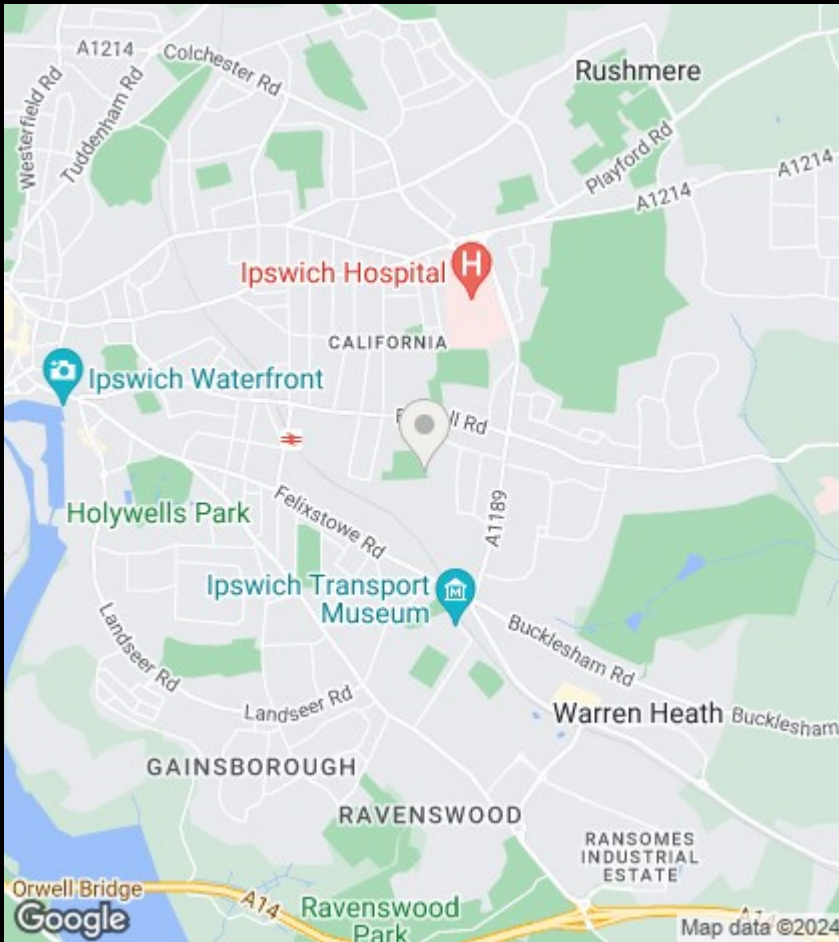
Window to rear and radiator.

Bathroom

Fitted with a suite comprising of panel bath, w/c, pedestal wash basin, tiled splash backs, window to side and radiator.

Outside

The property is situated in a row of three executive properties on the sort after Ribbons Park development and offers a block paved driveway leading to garage with up and over door and personal door to side and enclosed rear garden predominately laid to lawn.



Viewings

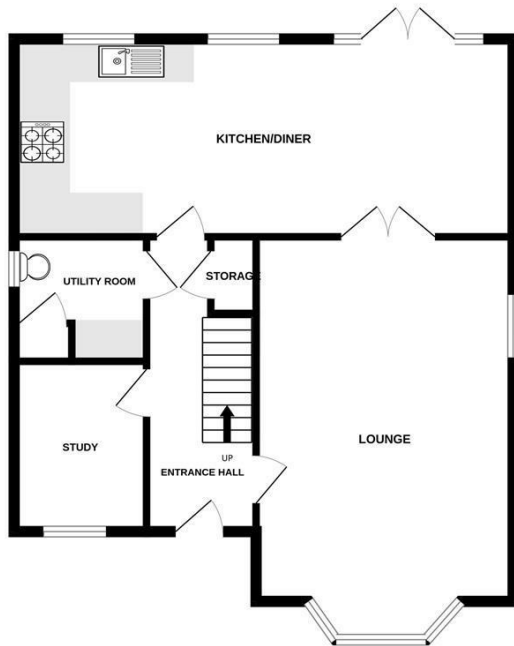
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

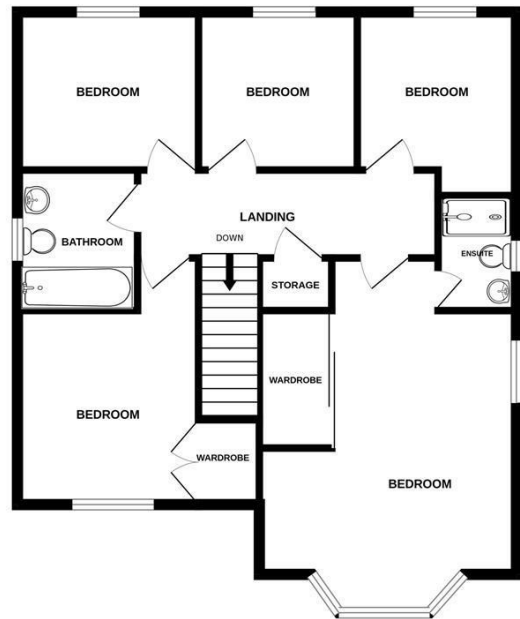
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1582sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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