



Ribbons Park Road, Ipswich, Suffolk  
£310,000





- Modern Three Bedroom Semi-Detached House
  - Positioned On A Quiet Private Road
  - Spacious Sitting Room
- Master Bedroom With En-Suite Shower Room
  - Family Bathroom
  - Cloakroom
  - South-Facing rear Garden
- Excellent Location Close To Ipswich Hospital, Local Schools, Shops And Transport Links
  - Driveway for Two Cars
  - Desirable Location



Grace Estate Agents are delighted to present this three bedroom semi-detached house located in the charming area of Ribbons Park Road, Ipswich, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a conveniently located bathroom, ensuring comfort and privacy for all residents. With parking available for two vehicles and two visitor parking space's.

This property is ideally situated in a friendly neighbourhood, offering a blend of tranquillity and accessibility. Local amenities, schools, and parks are within easy reach, making it a perfect choice for those seeking a balanced lifestyle.

Whether you are looking to settle down or invest, this semi-detached house on Ribbons Park Road is a wonderful option that combines practicality with comfort. Do not miss the chance to make this lovely home your own.





### Entrance Hall

Access to the cloakroom, first floor stairs and Sitting room.

### Cloakroom

3'2" x 6'9" (0.97 x 2.06)

Low level WC, hand wash basin and radiator.

### Kitchen

9'6" x 7'10" (2.9m x 2.4m)

Double glazed window to front aspect, matching eye level and base units with worktop over, integrated dishwasher, single integrated oven, integrated hob, single bowl sink with mixer tap and side drainer. Integrated fridge freezer.



### Sitting Room

16'8" x 15'5" (5.1m x 4.7m)

Two radiators, storage cupboard, double glazed French doors opening directly onto the rear garden.

### Master Bedroom

12'9" x 10'2" (3.9m x 3.1m)

Double glazed window to front aspect, radiator, built in storage cupboard and access to the ensuite.



### Ensuite

6'6" x 4'11" (2m x 1.5m)

Heated towel rail, hand wash basin, double glazed window to front aspect and walk in shower with tiled splash back and shower on a riser rail.

### Bedroom Two

10'2" x 8'10" (3.1m x 2.7m)

Double glazed window to rear aspect and radiator.

### Bedroom Three

10'2" x 6'2" (3.1m x 1.9m)

Double glazed window to rear aspect and radiator.



### Bathroom

6'6" x 6'2" (2m x 1.9m)

Low level WC, hand wash basin, panelled bath with shower on riser rail and mixer tap. Double glazed window to side aspect.

### Rear Garden

Patio area leading to a lawned area, garden shed and fenced boundaries.



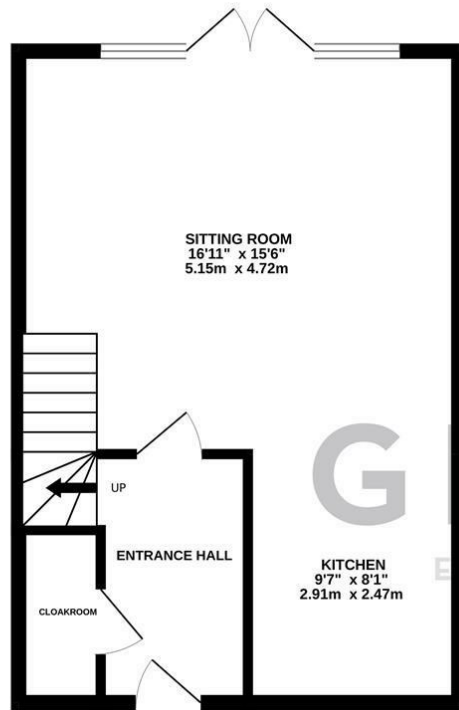


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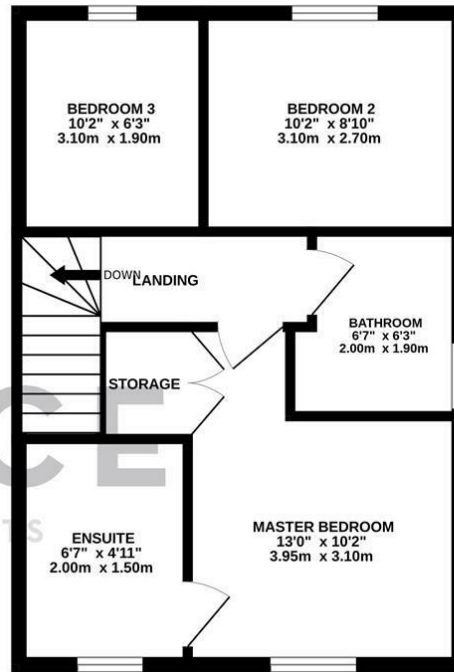
ESTATE AGENTS



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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