



Ivan Blatny Close, Ipswich, IP3 8XN

Price £325,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Ivan Blatny Close, Ipswich, IP3 8XN

We are delighted to be offering for sale this beautiful modern three double bedroom semi-detached family home located on Ribbans Park development built by Bovis Homes within walking distance to local schools, shops and bus service. The property is arranged over two floors comprising entrance hall, lounge/dining room, well appointed kitchen with integrated appliances, G/F cloakroom, first floor offering two bedrooms and family bathroom and stairs to second floor leading to master bedroom with en-suite. Further benefits include double glazed windows throughout, gas central heating, parking for two cars, rear garden offering two patio area's for outside entertaining and Astro turf lawn for easy care. THIS PROPERTY IS A MUST TO VIEW.



ENTRANCE HALL

LVT flooring, radiator, stairs to first floor, doors to lounge/dining and kitchen.

LOUNGE/ DINER

15' 8" max x 13' 11" max (4.78m x 4.24m) LVT flooring, 2 radiators, double glazed window to rear aspect, French doors to rear garden, storage cupboard under stairs.



KITCHEN

8' 11" x 8' 8" (2.72m x 2.64m) Modern fitted eye level and base units with quartz work tops, inset sink & drainer with swan neck mixer tap, 4 ring gas hob with extractor over, electric oven, integrated fridge/freezer plus extra fridge, washer/dryer, LVT flooring, chrome heated towel rail, double glazed window to front aspect.

CLOAKROOM

Low level WC, wash hand basin, chrome heated towel rail, tiled flooring, extractor fan, double glazed window to front aspect.

STAIRS

Carpeted stairs and landing, doors to bedrooms and bathroom.

BEDROOM 2

12' 5" x 9' 3" (3.78m x 2.82m) Carpeted flooring, radiator, double glazed window to rear aspect.





BEDROOM 3

10' 7" x 9' 3" (3.23m x 2.82m) Carpeted flooring, radiator, double glazed window to front aspect. (vendor may consider selling wardrobes).

BATHROOM

7' 5" x 6' 1" (2.26m x 1.85m) Comprising low level WC, wash hand basin, bath with shower over (off mains water) chrome heated towel rail, tiled flooring, double glazed window to rear aspect, extractor fan.

LANDING AREA

Door from main landing double glazed window to front aspect, radiator, stairs to second floor master bedroom.

MASTER BEDROOM

13' 5" max x 12' 8" max (4.09m x 3.86m) Carpeted flooring, radiator, double glazed window to front aspect, 2 door built in wardrobe, Farco sky light, loft hatch, door into en-suite.

EN-SUITE

Comprises low level WC, wash hand basin and fully tiled shower cubicle, tiled flooring, chrome heated towel rail, Farco sky light, extractor fan.

OUTSIDE

Block paved off road parking for 2 cars, side pedestrian access into rear garden with two patio area's for outside entertaining, Astro turf for easy care, timber garden shed, all enclosed by fencing.

NEAREST SCHOOLS

Britania nursery & primary school
Copleston high school.

SERVICES

We understand all mains services are connected.

SERVICE CHARGE

£240.00 per annum for maintenance of communal areas.

Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract.

Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction.

Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Ivan Blatny Close IPSWICH IP3 8XN	Energy rating B	Valid until: 28 November 2027
		Certificate number: 2918-7949-7319-5553-2900



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.