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Ribbons Park Road, Ipswich, Suffolk,
IP3 8XL

Guide Price £350,000 to £375,000

Palmer & Partners

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- Ribbans Park Development
- Spacious Semi-Detached House
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen with Integrated Appliances
- Bathroom & En-Suite Shower Room
- Ground Floor Cloakroom
- Off-Road Parking
- Good Size Low-Maintenance Rear Garden
- Remainder of NHBC Warranty

This nicely presented and spacious three-bedroom semi-detached house is tucked away towards the rear of the modern Ribbans Park development towards the popular east side opposite Copleston High School and close to Ipswich Hospital. The property is just six years old with the remainder of the NHBC warranty and benefits from off-road parking and a good size low-maintenance rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of

accommodation on offer which comprises an inviting entrance hall, ground floor cloakroom, 20ft lounge which opens through to the dining room, modern kitchen with integrated appliances, galleried landing, family bathroom, and three bedrooms with one benefitting from an en-suite shower room.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in



areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell

Country Park and Christchurch Park, and recreational facilities.

Entrance Hall: An inviting hallway with a radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to the cloakroom and kitchen.

Cloakroom: A two-piece suite comprising a close-couple WC and pedestal hand wash basin with tiled splashback, along with a radiator and an opaque window to the front aspect.



Lounge: 20'7" x 11'8" (6.27m x 3.56m) Box bay window to the front aspect, a radiator, and a squared opening through to:
Dining Room: 9'10" x 8'4" (3m x 2.54m) Radiator, French doors opening out to the rear garden, and door leading to:
Kitchen: 9'10" x 9'6" (3m x 2.9m) Fitted with a range of modern J-Pull cupboards and drawers with under unit lighting complemented by square edge work surfaces with matching upstands, and a sink and drainer. The appliances are integrated

and include a fridge freezer, dishwasher, washing machine, oven and hob with extractor hood over. Other features include a radiator, ceiling inset spotlights, and a window to the rear aspect.
Galleried Landing: Window to the side aspect, access to the loft, and doors to the bedrooms and bathroom.
Bedroom: 11'5" x 10'9" (3.48m x 3.28m) Window to the front aspect, a radiator, built-in double wardrobe, and a door leading to:
En-Suite Shower Room: A three-piece suite comprising a shower

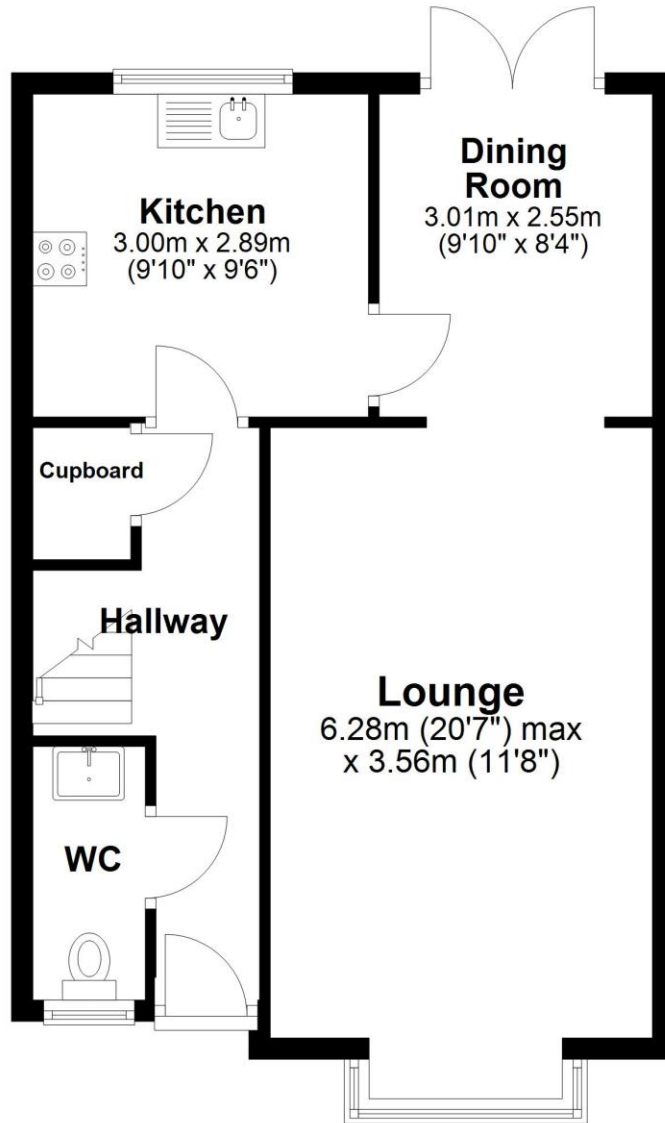


enclosure, close-couple WC and hand wash basin, along with a heated towel rail, tiled floor, and part tiled walls.
Bedroom: 13'7" x 10'1" (4.14m x 3.07m) Window to the rear aspect and a radiator.
Bedroom: 9'11" x 8'4" (3.02m x 2.54m) Window to the rear aspect and a radiator.
Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, close-couple WC and hand wash basin, along with a heated towel rail, tiled floor, part tiled walls, and

an opaque window to the front aspect.
Outside: There is a path leading to the front door with a portico style porch. To the side of the property is a shared driveway providing off-road parking with a gate leading to the rear garden. The good size and low-maintenance rear garden is predominantly laid to lawn with a generous patio seating area, wooden shed, raised flowerbeds to the rear, and is fully enclosed by fencing.

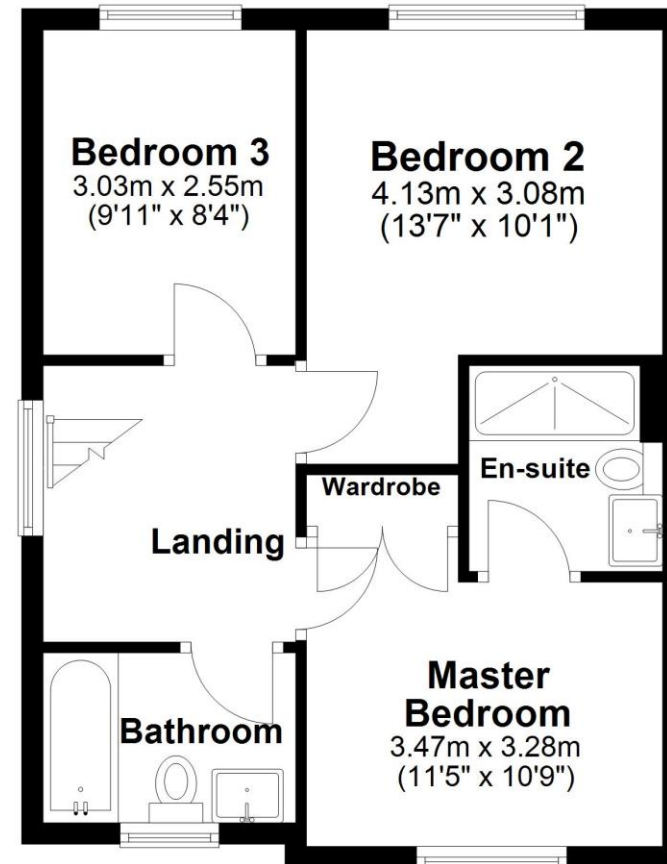
Ground Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D

Communal Charges: There is a charge of £212.88 per annum for the upkeep of communal areas on the development.



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