



Ivan Blatny Close, Ipswich IP3 8XN

welcome to

Ivan Blatny Close, Ipswich

Three double bedroom detached home on the prestigious Ribbans Park development. Boasting a stunning entrance hall, open-plan kitchen/diner, cloakroom, and a beautifully landscaped west-facing garden, all set in a quiet close with no onward chain.

Entrance Door Into-

Entrance Hall

- *Stunning, open plan hallway
- *Wood effect flooring
- *Radiator
- *Understairs storage cupboard

Cloakroom/Utility

- *Double glazed window to the rear
- *Enclosed WC
- *Space for washing machine
- *Storage cupboard
- *Pedestal wash hand basin
- *Extractor fan
- *Tiled flooring
- *Radiator

Lounge

- *Double glazed, bay window to the front
- *Two double glazed windows to the side
- *Wood effect flooring
- *Two radiators
- *TV Point

Kitchen/Diner

- *Stunning, open plan room
- *Patio doors leading to rear garden
- *Double glazed window to the rear
- *Wood effect flooring
- *Radiator
- *Spotlights
- *Eye and base level units in high gloss white, with wood effect worktops
- *Integrated dishwasher, double oven and induction hob with extractor hood
- *Space for fridge/freezer
- *Ample space for table and chairs

Landing

- *Double glazed windows to the front and rear
- *Carpet flooring
- *Radiator
- *Loft hatch

Master Bedroom

- *Double glazed, bay window to front
- *Carpet flooring
- *Radiator
- *Double, fitted wardrobe
- *Door to ensuite

Ensuite

- *Enclosed WC
- *Wash hand basin
- *Double shower with glass enclosure
- *Part tiled walls
- *Extractor fan
- *Spotlights
- *Tiled flooring
- *Double glazed window to side

Bedroom Two

- *Double glazed window to the front and side
- *Carpet flooring
- *Radiator

Bedroom Three

- *Double glazed window to the rear
- *Carpet flooring
- *Radiator





Bathroom

- *Double glazed window to the side
- *Part tiled walls
- *Tiled flooring
- *Wash hand basin
- *Bath with overhead shower and glass screen
- *Enclosed WC
- *Radiator
- *Extractor fan
- *Spotlights

External Details To The Front

- *Large wide, shingle area
- *Pathway to the front door
- *Partially barked area

To The Rear

- *Beautifully landscaped, rear garden
- *Fully enclosed
- *West facing
- *Partially walled
- *Patio area
- *Grassed area
- *Composite decking area
- *Shed
- *Side access
- *Power, light and tap



view this property online williamhbrown.co.uk/Property/IPW104146



welcome to

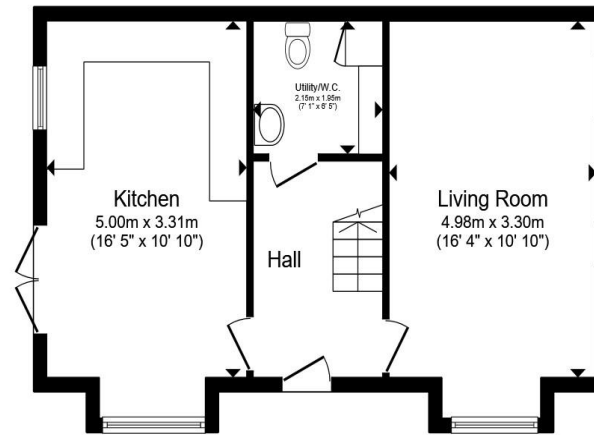
Ivan Blatny Close, Ipswich

- THREE DOUBLE BEDROOMS
- DETACHED HOUSE
- SOLAR PANEL AND BATTERY CHARGE
- OFF STREET PARKING
- SITUATED IN A QUIET CLOSE

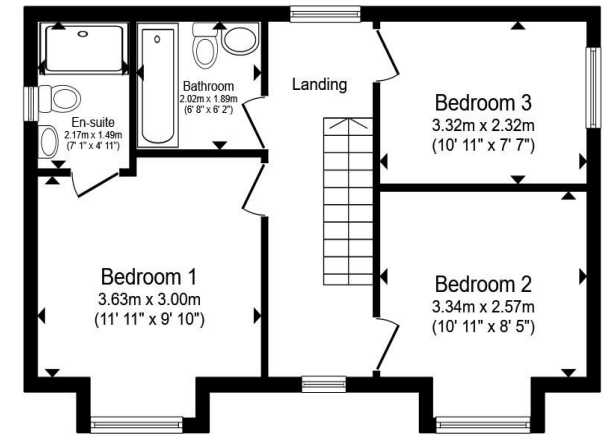
Tenure: Freehold EPC Rating: B

Council Tax Band: D

£360,000



Ground Floor



First Floor

Total floor area 96.4 m² (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/IPW104146



Property Ref:
IPW104146 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk