



Ivan Blatny Close, IPSWICH IP3 8XN

welcome to

Ivan Blatny Close, IPSWICH

A beautifully presented, four-bedroom semi-detached home on the popular Ribbons Park development, ideally located within a short walk of local amenities and excellent schools. Offering a spacious living areas, en-suite to the principal bedroom, a convenient cloakroom and an east-facing garden.



Situated on the highly desirable Ribbans Park development, this beautifully presented four-bedroom home enjoys a superb position adjacent to the golf course and within easy walking distance of local amenities and highly regarded schools.

The property welcomes you with an entrance hall leading to well-planned accommodation that is ideal for modern family living. The heart of the home is a generous lounge/diner, providing an excellent space for both relaxing and entertaining, while the modern fitted kitchen is stylishly finished and designed with practicality in mind. Upstairs, there are four bedrooms, including a principal bedroom with en-suite. A contemporary family bathroom serves the remaining bedrooms, while a ground-floor cloakroom adds to the home's everyday practicality. Outside, the property enjoys an attractive, east-facing garden, perfect for morning sunshine.

Combining a sought-after location, spacious accommodation and contemporary presentation throughout, this is an excellent opportunity to purchase a fantastic family home in one of the area's most popular developments.

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inc. VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Entrance Hall

Cloakroom

Lounge/Diner

Kitchen

Landing

Master Bedroom

Ensuite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

External Details

To The Front

To The Rear



welcome to

Ivan Blatny Close, IPSWICH

- FOUR BEDROOMS
- SEMI DETACHED
- RIBBANS PARK DEVELOPMENT
- BEAUTIFULLY PRESENTED
- ADJACENT TO GOLF COURSE

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104273 - 0005

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.

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