



Colchester Road, Ipswich IP4 4SJ

welcome to

Colchester Road, Ipswich

***THREE BEDROOMS**TWO RECEPTION ROOM **CLOAKROOM** JACK & JILL BATHROOM **GOOD SIZE REAR GARDEN **OFF ROAD PARKING
PLANNING PERMISSION FOR FURTHER EXTENSION APPROVED **VIEWINGS HIGHLY RECOMMENDED **COMPLETELY RENOVATED PROPERTY **



Entrance Door Into-

Hallway

Good size hallway with stairs to first floor and under storage.

Living Room

17' Into Bay x 11' 10" (5.18m Into Bay x 3.61m)

Double glazed bay window to the front and double-glazed window to the side. Featured fireplace.

Dining Room

12' 7" Max x 12' 1" (3.84m Max x 3.68m)

Double glazed window to the front and two to the side. Featured fireplace.

Kitchen

13' 4" x 11' 10" (4.06m x 3.61m)

One and a quarter sink unit with mixer tap over, adjoining work surface with under cupboards and drawers and matching base units. Range cooker, integral fridge freezer and space for washing machine. Wall mounted boiler with double glazed window to rear and side along with door to the side. Inset spotlights.

Cloakroom

Two-piece suite comprising of vanity wash hand basin and low level W/C. Obscured double glazed window to the side.

Landing

Built in cupboard, access to loft and double-glazed window to the rear.

Bedroom One

17' Into Bay x 10' 9" (5.18m Into Bay x 3.28m)

Double glazed bay window to the front. Jack & Jill bathroom

Bedroom Two

12' 9" x 12' 5" (3.89m x 3.78m)

Double glazed window to the front and two to the side.

Bedroom Three

8' 5" x 6' 9" (2.57m x 2.06m)

Double glazed window to the rear. Built in cupboard, picture rail surround and Jack & Jill bathroom.

Jack & Jill Bathroom

Three-piece suite comprising of corner bath with shower over, vanity wash hand basin and low level W/C. Two obscured double glazed window to the side.

Outside Front Garden

Brick paved to allow off road parking for many cars. Gate access into-

Rear Garden

Good size rear garden. enclosed by panel fencing, mainly laid to lawn with mature shrubs and trees. Paved patio area. Shed to remain.



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welcome to

Colchester Road, Ipswich

- Stunning Family Home
- Excellent School Catchment
- Two Reception Rooms
- Cloakroom
- Three Bedrooms

Tenure: Freehold EPC Rating: D

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103091 - 0008

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