



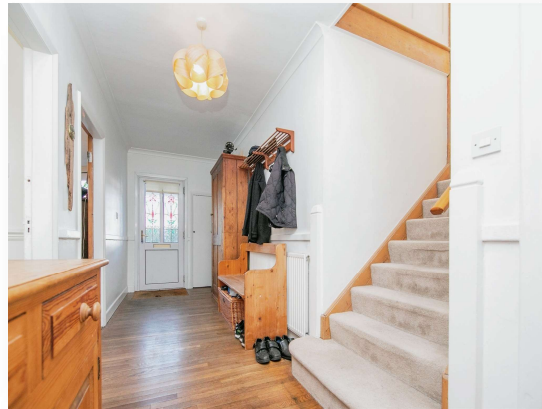
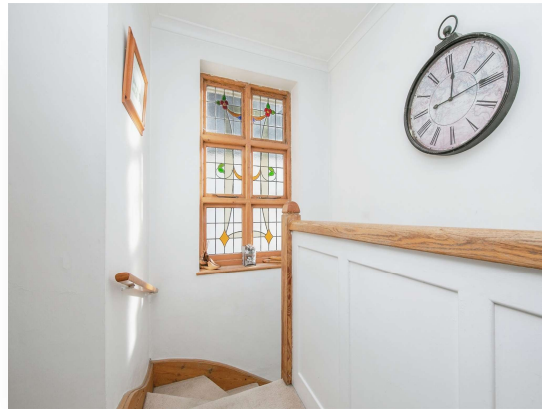
**Colchester Road, Ipswich IP4 4QU**



**welcome to**

**Colchester Road, Ipswich**

Offering five bedrooms, cloakroom, utility room, conservatory and delightful garden, this imposing family home is well located in East Ipswich. With local schools in reach, Ipswich Hospital nearby, the A12/14 accessible for commuters and a drive away from Ipswich Station for rail access to London.



### Entrance Hall

A double-glazed entrance door leads into the hallway, with stairs rising to first floor with understairs storage.

### Dining Room

15' 4" x 12' 5" ( 4.67m x 3.78m )

Leaded windows to front aspect, gas flame effect fire.

### Living Room

24' 9" x 11' 5" ( 7.54m x 3.48m )

Window to the rear and featured fireplace.

### Kitchen

12' 8" x 10' 7" ( 3.86m x 3.23m )

The kitchen is fitted with a range of eye and base level units with co-ordinated work surfaces, sink drainer unit, space for cooker, space for fridge/freezer.

### Conservatory

11' 9" x 11' 1" ( 3.58m x 3.38m )

Doors to rear overlooking and leading to the garden, Door to side leading to outside and door leading to the Utility Room.

### Utility Room

11' 6" x 8' ( 3.51m x 2.44m )

Currently used as a multi-purpose utility room and craft room, this good size space offers potential for alternate use.

### Landing

Leaded window to side aspect, airing cupboard.

### Bedroom One

15' 2" x 12' 5" ( 4.62m x 3.78m )

Bay window to front aspect.

### Bedroom Two

14' 4" x 12' 3" ( 4.37m x 3.73m )

Window to rear aspect.

### Bedroom Three

11' x 9' 4" ( 3.35m x 2.84m )

Window to rear aspect, walk in wardrobe.

### Bathroom

Fitted with a suite comprising of shower cubicle, low level WC, wash hand basin, and panel enclosed bath. Window to front aspect.

### Additional Bathroom

Suite comprising of low-level WC, wash hand basin and bath.

### Second Floor

Please note the second-floor rooms are in the converted loft space and therefore have a restricted ceiling heights due to the sloping ceilings.

### Bedroom Four

17' 9" x 7' 9" ( 5.41m x 2.36m )

With skylight window.

### Bedroom Five

9' 6" x 8' 9" ( 2.90m x 2.67m )

With skylight window

### Box Room

8' 6" x 6' 3" ( 2.59m x 1.91m )

With skylight window

### External Details

The rear garden has been mainly laid to lawn with a variety of mature plants, shrubs and trees. There is an outbuilding which has steps leading down to a storage space. The garage has an up and over door and houses a wall mounted boiler.

To the front of the house, there are mature shrubs and trees, with a driveway leading to the garage.



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## **Colchester Road, Ipswich**

- NORTHEAST IPSWICH
- GARAGE AND OFF-ROAD PARKING
- KITCHEN AND UTILITY ROOM
- CLOAKROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: E

offers in excess of

**£535,000**



Please note the marker reflects the  
postcode not the actual property

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