



Colchester Road, Ipswich IP4 4QZ

welcome to

Colchester Road, Ipswich

****EXTENDED SEMI-DETACHED HOUSE** **NORTH-EAST IPSWICH** **GOOD SIZED GARDEN** **VIEWING IS RECOMMENDED** **FABULOUS FAMILY HOME** **NORTHGATE SCHOOL AREA** **FIRST FLOOR BATHROOM** **GROUND FLOOR CLOAKROOM** **THREE RECEPTION ROOMS****



Hall

With a charming entrance door and stairs rising to first floor.

Cloakroom

Fitted with a two-piece suite comprising of low-level WC and wash hand basin.

Living Room

14' 1" x 12' 3" (4.29m x 3.73m)

Double glazed bay window to front aspect, radiator.

Dining/Family Room

27' 2" x 10' 2" (8.28m x 3.10m)

This beautiful space is ideal for family living, with space for a dining table and double-glazed doors to rear of the garden.

Kitchen/Breakfast Room

23' 3" x 10' 6" max narrowing to 6' 7" (7.09m x 3.20m max narrowing to 2.01m)

This impressive modern space is well presented and features a wide range of floor and wall units with co-ordinated low profile work surfaces over. There is a wall mounted boiler, inset sink and built in oven. To the rear is space for a table and doors overlooking and leading to the garden.

Landing

Access to loft with pull down ladder, velux style window to side.

Bedroom One

16' 6" x 11' 3" (5.03m x 3.43m)

Double glazed bay window to front aspect, radiator.

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear aspect, towel radiator, suite comprising of low-level WC, pedestal wash hand basin, panel enclosed bath, shower cubicle.

External

The rear garden has been mainly laid to lawn and has the benefit of a shed with power and light. The front has been laid to off road parking for multiple vehicles.



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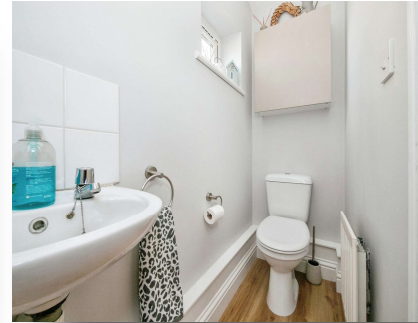
Colchester Road, Ipswich

- Northeast Ipswich
- Northgate School Area
- Three Bedrooms
- Three Reception Rooms
- Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£390,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103694 - 0005

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