



**Colchester Road, Ipswich IP4 4SF**



**welcome to**

**Colchester Road, Ipswich**

With well-presented accommodation, en-suite shower room to the principal bedroom, two reception rooms, cloakroom and utility room, this is an ideal family home. With a pleasant garden, off road parking for multiple vehicles and a garage, a viewing is strongly advised.



### **Porch**

Stained glass door and matching panels leading into the porch, further door leading into the hallway.

### **Hallway**

Well-presented space which gives an excellent welcome into the house, stairs rise to the first floor and doors lead to the living room, kitchen and cloakroom. Under stairs cupboard.

### **Cloakroom**

With window to front aspect and two-piece suite comprising of low-level WC and wash hand basin.

### **Living Room**

15' 8" into bay x 13' 7" ( 4.78m into bay x 4.14m )  
Bay window to front aspect and window to side, this delightful space opens into the dining room, giving a wonderful feel.

### **Dining Room**

14' 8" x 12' 7" ( 4.47m x 3.84m )  
Doors to rear overlook and lead to the garden, there is an additional window to the side aspect, interlinking with the living room gives excellent flexibility in a family home. Feature fireplace.

### **Kitchen**

17' 8" x 12' 7" ( 5.38m x 3.84m )  
Impressive kitchen with one and a quarter sink unit with mixer tap over, adjoining granite work surfaces with under cupboards, drawers and matching base units. Integral dishwasher and microwave, space for range oven and fridge/freezer. Inset lighting with door leading to-

### **Utility**

14' 3" x 7' 5" ( 4.34m x 2.26m )  
Double glazed window and door to rear, window to side aspects. Single sink unit with mixer tap over, adjoining work surfaces with under cupboards and drawers. Cupboard housing wall mounted boiler, with space for washing machine, fridge freezer, chest freezer and tumble dryer. Access to outside toilet with high level WC and wash hand basin.

### **First Floor Landing**

Window to side aspect, walk in cupboard. Access to all bedrooms and bathroom.

### **Bedroom One**

15' 8" into bay x 13' 4" ( 4.78m into bay x 4.06m )  
Bay window to front aspect.

### **Ensuite**

Fitted with a three-piece suite comprising of low level W/C, wash hand basin and shower.

### **Bedroom Two**

11' 5" x 11' 2" max ( 3.48m x 3.40m max )  
Window to rear aspect

### **Bedroom Three**

11' 6" x 9' 6" ( 3.51m x 2.90m )  
Window to front aspect

### **Bedroom Four**

11' 4" x 8' 3" ( 3.45m x 2.51m )  
Window to rear aspect

### **Bathroom**

Window to rear aspect. Fitted with a four-piece suite comprising of a low level WC, wash hand basin, shower cubicle and bath,

### **Garage**

Attached garage with up and over door.

### **External Details**

Front Garden  
Enclosed by fencing, open plan to allow off road parking for multiple vehicles, shingled frontage.

Rear Garden  
Enclosed by fencing with established plant and shrub borders, mainly laid to lawn, paved pathway, paved patio area, mature trees, plants and shrubs.



**view this property online** [williamhbrown.co.uk/Property/IPW103698](http://williamhbrown.co.uk/Property/IPW103698)



welcome to

## Colchester Road, Ipswich

- DETACHED FAMILY HOME
- NORTHEAST IPSWICH
- LOCAL SCHOOLS IN EASY REACH
- GARAGE AND OFF-ROAD PARKING
- KITCHEN AND UTILITY ROOM

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPW103698](http://williamhbrown.co.uk/Property/IPW103698)



Property Ref:  
IPW103698 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will 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](mailto:IpswichEast@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)