



Colchester Road

Ipswich, IP4

Offers In Excess Of £450,000

Superb Extended Four/Five Bedroom Detached Family Home – Northgate Catchment

A truly exceptional detached four/five bedroom family home, extensively extended and improved throughout to a superb standard with high-quality finishes and a wealth of original character



# Property Features

- Four/Five bedrooms
- Extended & Improved
- Driveway providing ample parking
- Large rear garden
- UPVC Double glazing through out

## Kitchen / Dining Room

A stunning, newly fitted kitchen, Velux roof window, integrated appliances, and French doors leading directly out to the garden. A perfect space for modern family living and entertaining.

## Walk-in Utility / Pantry Room

Adjoining the kitchen, offering practical storage and laundry space.

## Bedroom Four / Family Room

### Bedroom Five –

Currently used as a bedroom but ideal as a home office or study  
Versatile additional ground floor room, ideal as a fifth bedroom, snug, or playroom.

## Luxury Ground Floor Shower Room

Beautifully appointed with modern fittings and stylish finish.

## First Floor Accommodation:

### Bedroom One

Spacious double room overlooking the rear garden.

### Bedroom Two

Generous double bedroom with front stain glass aspect window.

### Bedroom Three

A well-proportioned single or small double bedroom.

## Luxury Family Bathroom

Fully fitted to a high standard with elegant tiling and quality fixtures.

## Outside:

## Rear Garden – Approx. 115ft

A truly private and mature garden, stocked with an abundance of plants, shrubs, and trees. Three patio areas provide ideal spaces for relaxing or entertaining. A garden designed to delight all the senses.

## Front Garden / Driveway

Large frontage with off-street parking for several vehicles.

## Agents Note:

Homes finished and maintained to this standard, with such generous gardens and versatile layouts, rarely come to the market in this area. Early viewing is highly recommended to appreciate everything this superb home has to offer.

# Full Description

## DESCRIPTION

Occupying a generous plot with a beautifully landscaped rear garden extending approximately 115ft, this versatile and spacious property is ideally located in the sought-after Northgate High School catchment area and just a short walk from Ipswich General Hospital.

## Key Features

Detached extended family home

Four/Five bedrooms with flexible living space

Versatile accommodation throughout

Superb 115ft rear garden – private, landscaped, and designed for all the senses with three patio areas, ideal for outdoor entertaining

Generous off-street parking for multiple vehicles to the front

UPVC-style double glazing and gas central heating via radiators

Original features retained: high ceilings, stained glass, fireplaces

## Accommodation Comprises:

### Entrance Hallway

A bright and spacious welcome to the home, retaining original features and offering access to the ground floor accommodation.

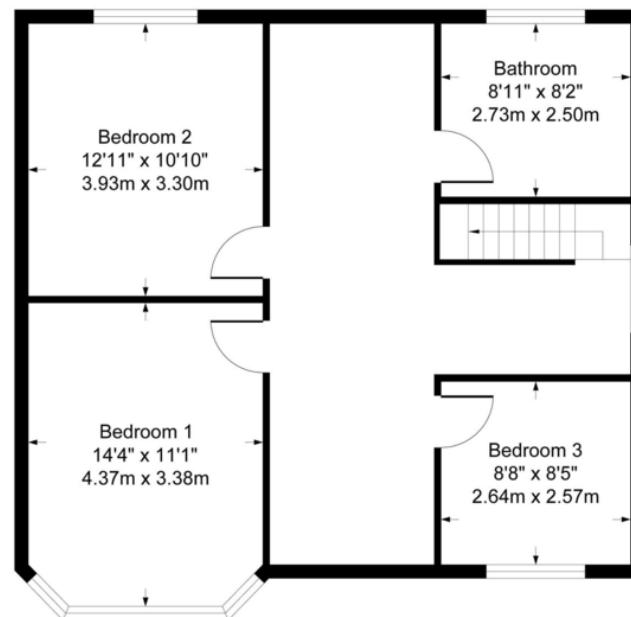
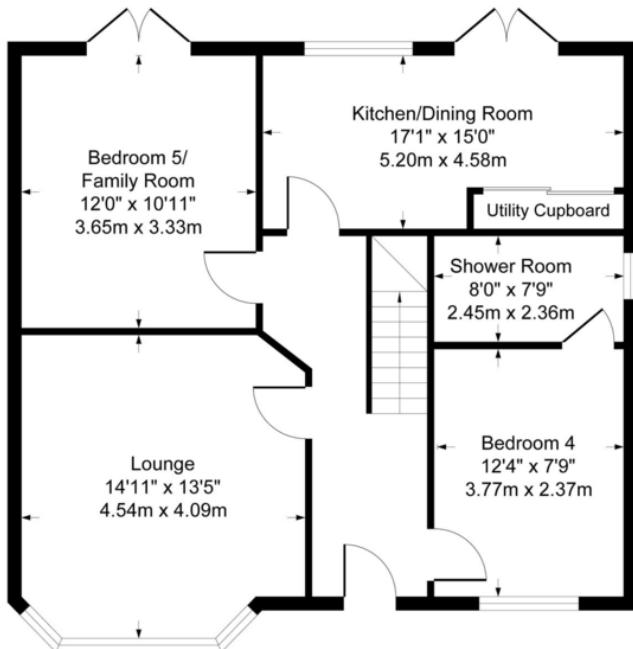
## Lounge

A character-filled reception room featuring an ornate cast iron fireplace, large window to the front aspect, and high ceilings.





**Approximate Gross Internal Area**  
**1494 sq ft - 139 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

