

oakheart



£650,000

Offers In Excess Of  
Ipswich Road, Colchester





Sitting on the popular Ipswich Road is this impressive four-bedroom detached home. Boasting a separate detached annexe located to the side of the garden. Positioned to the North of Colchester, the property boasts easy routes to Colchester's city centre as well as the A12. With a range of local amenities including a petrol station, convenience shop and post office to name a few.

Comprising of four bedrooms, of which three are doubles with a fourth single bedroom, two reception rooms and a charming fitted kitchen. With a utility room and shower room to the ground floor, a family bathroom suite to the first floor and completed with an

expansive rear garden and secure off-road parking via a garage and driveway for multiple vehicles.

Upon entering, you are greeted by a large living room and dining space which then leads seamlessly through to the expansive kitchen which has been designed and finished to a high standard. The kitchen is completed with some integrated appliances and plenty of storage space. In addition, the ground floor is completed with another reception room and a downstairs WC. Heading upstairs there is a large primary bedroom boasting a walk-in wardrobe and stylish ensuite shower room. Furthermore, there are three additional

double bedrooms all of which range in size. The property is complete with a stylishly appointed main bathroom, ensuring convenience for all occupants with both a walk-in shower and free-standing bathtub.

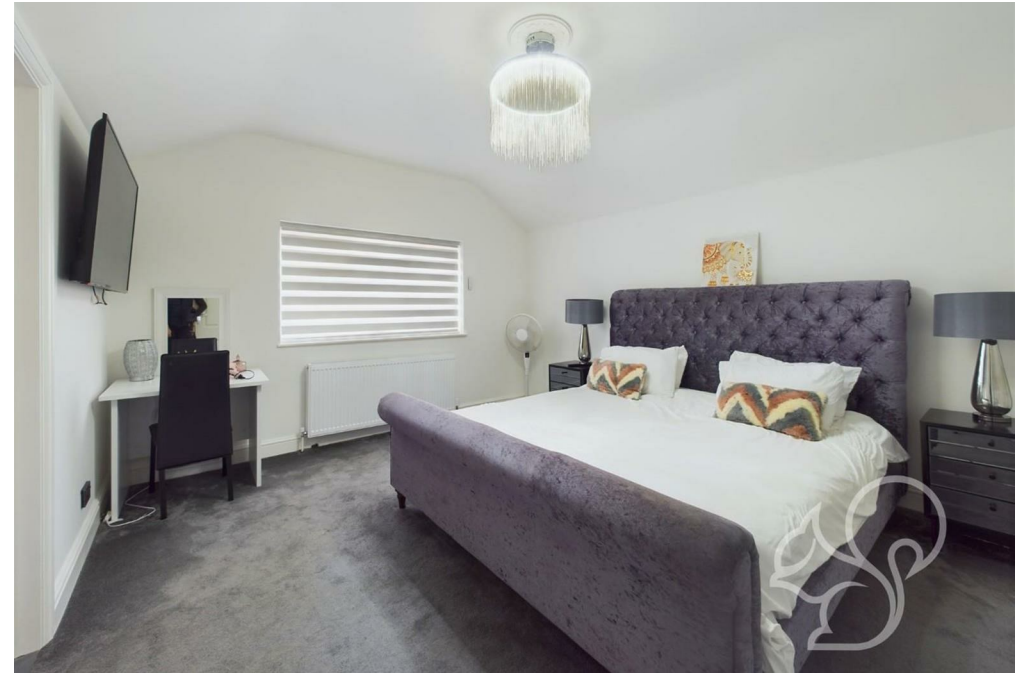
Stepping outside, the expansive garden offers plenty of space, perfect for enjoying al fresco dining or simply unwinding amidst the serene surroundings. Additionally, tucked away in the garden is a detached one-bedroom annexe.

\*Agent Notes: The property is currently tenanted, with the tenancy running until May 2025.

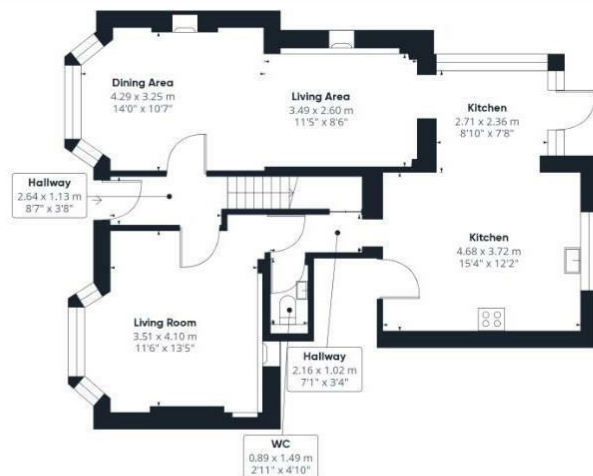












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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