

oakheart

£3,000 Per Month

Per Month

Ipswich Road, Colchester



Welcome to this stunning and spacious detached four/five-bedroom house, ideally situated in on Ipswich Road which is conveniently located within close proximity to local amenities, schools, and transportation links, this exceptional property offers the epitome of modern living in a sought-after location.

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, which is complete with a double

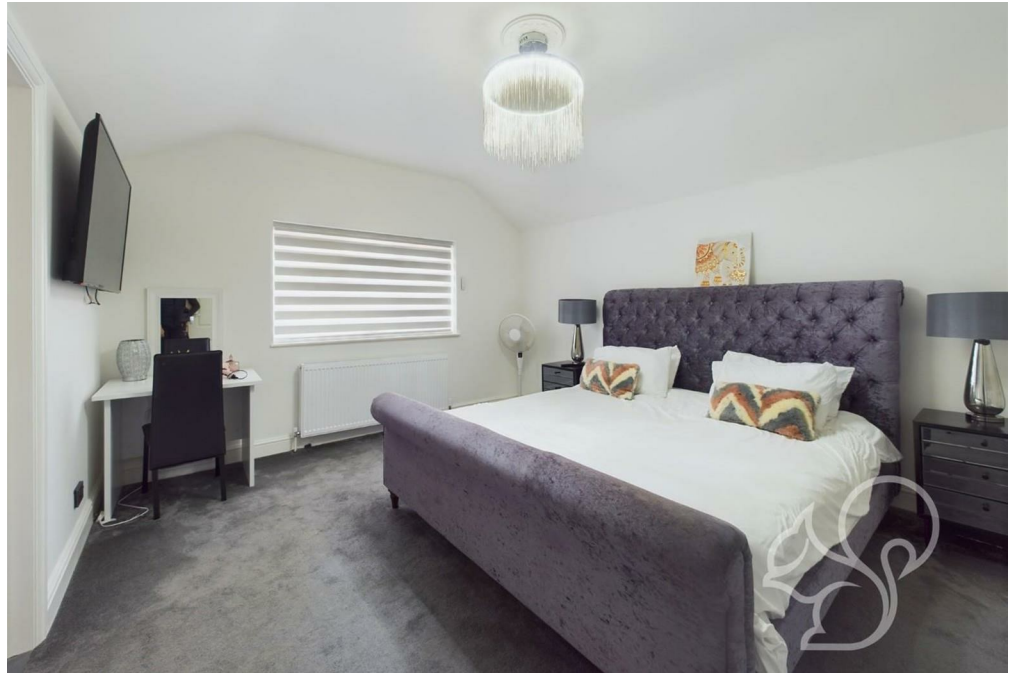
bedroom, equipped kitchen and bathroom with a shower over the bath.

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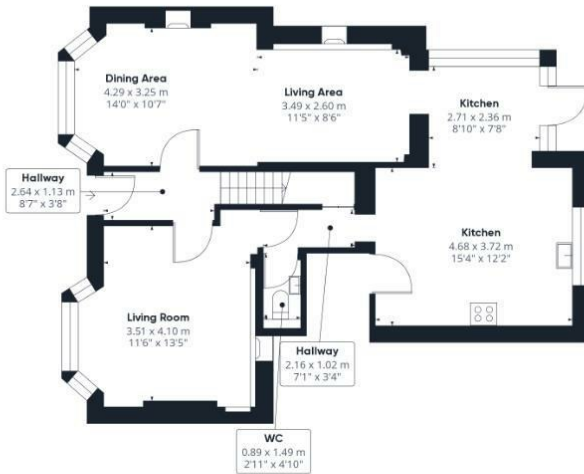
The property is offered on an unfurnished or fully furnished basis and is available from the early June. Call the Oakheart lettings team for further information.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Local Authority:

Tenure:

Council Tax Band:

D

### Energy Efficiency Rating

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

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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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