

# Ipswich Road, COLCHESTER, CO4 0HL

# welcome to

# Ipswich Road, COLCHESTER

This outstanding \*EXTENDED SEMI-DETACHED HOUSE\* provides \*AMPLE ACCOMMODATION\* and is \*WELL PRESENTED THROUGHOUT\*. Situated in a \*POPULAR LOCATION\* to the north of Colchester the property is ideal for \*LOCAL SCHOOLS\*, various shops, bus services and the A12/A120. Early viewing is highly recommended.













#### Entrance

The property is entered via the front door with obscure double glazed insets leading to:

#### **Entrance Porch**

Obscure double glazed windows to the front and side aspects, laminate flooring and a door with obscure double glazed inset leading to:

#### Hallway

Stairs rising to the first floor and a door leading to:

#### **Living Room**

14' into bay x 11' 10" max ( 4.27m into bay x 3.61m max ) Double glazed 1930's style bay window to the front aspect, chimney breast, fireplace feature, radiator and a multi-paned door leading to:

#### **Dining Room**

11' x 10' max (  $3.35m \times 3.05m$  max ) Radiator, multi-paned French doors to the kitchen/dining room and a doorway leading to:

#### **Utility Room**

7' 6" x 4' 6" ( 2.29m x 1.37m ) Double glazed window to the side aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor-mounted cupboards (housing the Potterton boiler), plumbing for a washing machine and a door leading to:

#### Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin and tiled splashbacks.

### Kitchen / Breakfast Room

14' x 9' 10" ( 4.27m x 3.00m )

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop incorporating the breakfast bar, mosaic style tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, radiator and laminate flooring.

#### **First Floor Landing**

Double glazed window to the side aspect, access to the loft and doors leading to;

#### **Bedroom One**

16' x 10' 8" max ( 4.88m x 3.25m max ) Two double glazed windows to the rear aspect and two radiators.

#### **Bedroom Two**

11' 6" x 9' 2" max ( 3.51m x 2.79m max ) Double glazed window to the front aspect, chimney breast and a radiator.

#### Bathroom

Obscure double glazed window to the front aspect, panelled bath with mixer tap, adjustable shower head and mixer with waterfall shower head over, vanity wash hand basin with mixer tap and cupboard under, low level WC, radiator, extractor fan and part tiled walls.

#### Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, a central paved path leading to the rear, additional paved patio to the rear, a wooden shed to the rear (with power connected), external tap, electric point and further access via the front gate and side path.

#### Summerhouse

14' 8" x 7' 6" max ( 4.47m x 2.29m max ) Timber constructed with double glazed doors to the front and power/lighting connected.

#### **Front Garden**

The front garden is mainly laid to lawn with a gated block paved path leading to the front door.

#### Parking

There is a substantial block paved driveway to the front of the property providing off road parking for several vehicles.





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# **Ipswich Road, COLCHESTER**

- Two Double Bedrooms
- Semi-Detached Family House
- Lounge and Dining Room
- Extended Kitchen/Breakfast Room
- Rear Garden with Summerhouse

Tenure: Freehold EPC Rating: C

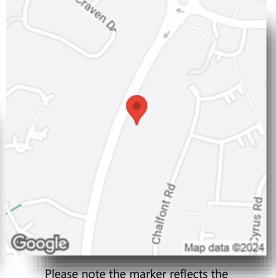
offers in excess of

£325,000



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postcode not the actual property



Property Ref: CSJ108687 - 0002

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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.



ColchesterStJohns@williamhbrown.co.uk

42a St Christopher Road, Colchester, Essex, CO4 0NA



williamhbrown.co.uk

01206 843464