



**Ipswich Road, Colchester, CO4 9HD**

**welcome to**

**Ipswich Road, Colchester**

GUIDE PRICE £450,000-£470,000 This exceptional \*DETACHED HOUSE\* provides \*GENEROUS FAMILY ACCOMMODATION\* and is \*BEAUTIFULLY PRESENTED THROUGHOUT\*. Situated in a \*SOUGHT-AFTER LOCATION\* the property is ideal for \*LOCAL SCHOOLS\*, various shops, \*BUS ROUTES\* and the A12/A120.



### **Entrance**

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

### **Entrance Hall**

Obscure double glazed window to the side aspect, radiator, stairs rising to the first floor, multi-paned door to the sitting room and a door leading to:

### **Living Room**

13' 6" x 13' max ( 4.11m x 3.96m max )

Leaded double glazed window to the front aspect, chimney breast, brick fireplace feature with working fire (gas fire connection available), radiator, laminate flooring and open access leading to:

### **Dining Room**

12' 2" x 8' 2" max ( 3.71m x 2.49m max )

Leaded double glazed window to the front aspect, radiator, laminate flooring and a door leading to:

### **Utility Room**

11' x 7' 10" ( 3.35m x 2.39m )

Part double glazed side door to the side path, circular sink with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards (housing the Ideal boiler), plumbing for a washing machine, radiator, inset spotlights, tiled flooring and doors leading to;

### **Shower Room / Wc**

Double glazed window to the side aspect, shower quadrant with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

### **Kitchen**

16' 2" x 7' 10" max ( 4.93m x 2.39m max )

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers, integral fridge and freezer, built-in electric oven with four-ring electric hob and cooker hood over, tiled splashbacks, plumbing for a dishwasher, built-in understairs cupboard (housing the electric meter), radiator, inset spotlights, tiled flooring and a multi-paned door leading to:

### **Sitting Room**

13' x 10' 8" max ( 3.96m x 3.25m max )

Double glazed sliding patio doors opening onto the rear garden, chimney breast (gas fire connection available) and a radiator.

### **First Floor Landing**

Access to the loft (part boarded), built-in cupboard and doors leading to;

### **Bedroom One**

13' x 13' max ( 3.96m x 3.96m max )

Leaded double glazed window to the front aspect, chimney breast and a radiator.

### **Bedroom Two**

10' 8" x 10' 2" max ( 3.25m x 3.10m max )

Double glazed window to the rear aspect, chimney breast and a radiator.

### **Bedroom Three**

18' 8" into wardrobes x 8' 2" into dormer max ( 5.69m into wardrobes x 2.49m into dormer max )

Leaded double glazed window to the side aspect, built-in wardrobes and a radiator.

### **Bedroom Four**

10' x 7' 10" max ( 3.05m x 2.39m max )

Double glazed window to the rear aspect, radiator and laminate flooring.

### **Family Bathroom**

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, wash hand basin with mixer tap and cupboards under, low level WC, Chrome heated towel rail, part tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, decked patio area to the rear, flower beds to the rear and side, external tap and further access via the side gate.

### **Front Garden**

Mainly laid to lawn with conifer trees to the front, boxed gas meter and a paved pathway leading to the porch and front door.

### **Garage**

Double doors to the front.

### **Driveway**

The driveway to the side of the property provides off road parking for a number of vehicles.



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welcome to

## Ipswich Road, Colchester

- Four Bedroom Detached Family House
- Living Room, Dining Room and Sitting Room
- Family Bathroom and Shower Room
- Modern Kitchen and Utility Room
- Attractive Front and Rear Gardens

Tenure: Freehold EPC Rating: E

guide price

**£450,000-£470,000 Guide**

**Price**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108274 - 0004

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