



**Ipswich Road, COLCHESTER, CO4 0HN**

**welcome to**

**Ipswich Road, COLCHESTER**

This stylish *\*DETACHED FAMILY HOUSE\** provides *\*EXCEPTIONAL ACCOMMODATION\** and is particularly *\*WELL-PRESENTED THROUGHOUT\**. Situated in a popular *\*NORTH COLCHESTER LOCATION\** the property is convenient for *\*LOCAL SCHOOLS\**, *\*VARIOUS SHOPS\** 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 Hall

Radiator, stairs rising to the first floor and doors leading to;

### Lounge / Dining Room

20' x 11' max ( 6.10m x 3.35m max )

Double glazed bay window to the front aspect, chimney breast, period style fireplace feature with log-burner and tiled hearth, two radiators, inset spotlights and open access leading to:

### Kitchen / Breakfast Room

20' x 15' 4" max ( 6.10m x 4.67m max )

Double glazed door opening onto the rear garden, double glazed windows to the rear and side aspects, single sink and drainer with mixer tap inset to the Quartz worktop, extensive range of soft closing wall and floor mounted matching cupboards and drawers, integral dishwasher and washing machine, built-in microwave, Britannia double oven with six-ring gas hob and cooker hood over, central island incorporating the breakfast bar, wine chiller, built-in cupboard (housing the Worcester boiler), radiator, inset spotlights, tiled flooring and a door leading to:

### Inner Hallway

Built-in understairs cupboard, inset spotlights, tiled flooring and doors leading to;

### Cloakroom

Low level WC, wash hand basin with mixer tap, radiator, extractor fan, inset spotlights, tiled flooring and a door leading to:

### Living Room

15' 4" x 14' into bay (max) ( 4.67m x 4.27m into bay (max) )  
Double glazed bay window to the front aspect, chimney breast, log-burner, picture rail and inset spotlights.

### First Floor Landing

Built-in cupboard, radiator and doors leading to;

### Bedroom One

15' 4" x 12' 2" max ( 4.67m x 3.71m max )

Double glazed window to the rear aspect, radiator, walk-in wardrobe (with inset spotlights and a radiator) and a door leading to:

### En-Suite Shower Room

Obscure double glazed window to the side aspect, double shower cubicle with adjustable shower head/mixer tap, wash hand basin with mixer tap, low level WC, Chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

### Bedroom Two

12' x 10' 6" max ( 3.66m x 3.20m max )

Double glazed window to front aspect, chimney breast, period style fireplace feature, radiator and a picture rail.

### Bedroom Three

12' 2" x 10' 6" ( 3.71m x 3.20m )

Double glazed window to front aspect, built-in cupboard, radiator and a picture rail.

### Bedroom Four

9' x 8' ( 2.74m x 2.44m )

Double glazed window to front aspect, access to the loft, radiator and a picture rail.

### Family Bathroom

Obscure double glazed window to side aspect, luxury free-standing bath with mixer tap and shower attachment, double shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap and cupboards under, low level WC, shaver point, extractor fan, inset spotlights, part tiled walls and tiled flooring.

### Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio, further paved patio to the rear, external tap, external power points and further access via the gate to the front.

### Driveway

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

### Outbuilding / Home Office

#### Main Office

15' x 14' max ( 4.57m x 4.27m max )

Double glazed French doors to the front with inset spotlights and power/lighting connected.

#### Secondary Office

15' x 7' max ( 4.57m x 2.13m max )

Double glazed door to the side, double glazed window to the front aspect, inset spotlights, electric heater and power/lighting connected.

### Annex

#### Entrance

The property is entered by the double glazed door leading to:

### Hallway

Two double glazed windows to the side aspect, radiator, tiled flooring and doors leading to;

### Lounge

13' x 10' 2" ( 3.96m x 3.10m )

Double glazed windows to the front and side aspects, radiator and inset spotlights.

### Bedroom

13' 6" x 9' 8" ( 4.11m x 2.95m )

Double glazed window to the side aspect, access to the loft, built-in wardrobes, inset spotlights and a radiator.

### Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, Chrome heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

### Kitchen

13' x 7' 10" ( 3.96m x 2.39m )

Double glazed French doors opening onto the rear garden flanked by double glazed windows, single sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob, plumbing for a washing machine, radiator, inset spotlights and tiled flooring.



***view this property online*** [williamhbrown.co.uk/Property/CSJ108621](http://williamhbrown.co.uk/Property/CSJ108621)



welcome to

## Ipswich Road, COLCHESTER

- Four Bedroom Detached House
- Additional Self-Contained Annex
- En-Suite to the Master Bedroom
- Stunning Kitchen/Breakfast Room
- Generous Rear Garden and Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ108621](http://williamhbrown.co.uk/Property/CSJ108621)



Property Ref:  
CSJ108621 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**