



Ipswich Road, Colchester, CO4 0EP

welcome to

Ipswich Road, Colchester

Offered NO ONWARD CHAIN this impressive EXTENDED SEMI-DETACHED HOUSE has undergone EXTENSIVE REFURBISHMENT and is IMMACULATELY PRESENTED making the IDEAL FAMILY HOME. Backing onto HIGHWOODS COUNTRY PARK the property is convenient for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120.



Entrance

The property is entered via the part obscure double glazed door leading to:

Entrance Hall

Two built-in understairs cupboards (housing the Atag boiler and water tank with gas and electric meters), vertical designer radiator, laminate flooring, stairs rising to the first floor and doors leading to;

Living Room

12' 10" into bay x 11' 4" max (3.91m into bay x 3.45m max)
Double glazed bay window to the front aspect, radiator, inset spotlights and laminate flooring.

Family Bathroom

Obscure double glazed window to the side aspect, bath with shower head and waterfall shower head over, wash hand basin with mixer tap and drawers under, low level WC, bidet with mixer tap, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Kitchen

13' 4" x 11' 4" (4.06m x 3.45m)
Single sink with mixer tap inset to the quartz worktop incorporating the drainer, quartz splashback, range of wall and floor mounted matching cupboards and drawers, integral washing machine and dishwasher, built-in electric oven with five-ring gas hob and cooker hood over, central island with matching fitted cupboards and quartz worktop over, inset spotlights, laminate flooring and open access leading to:

Dining Room

17' 8" x 8' 6" (5.38m x 2.59m)
Double glazed window to the rear aspect, radiator, inset spotlights, laminate flooring, obscure double glazed side door to the side path and double glazed bi-folding doors leading to:

Conservatory

11' 2" x 10' (3.40m x 3.05m)
Double glazed French doors to the side opening onto the rear garden, double glazed windows to the

rear and side aspects and laminate flooring.

First Floor Landing

Obscure double glazed window to the side aspect, inset spotlights, laminate flooring, stairs rising to the second floor and doors leading to;

Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m)
Double glazed window to the front aspect, radiator and laminate flooring.

Bedroom Two

11' 10" x 11' 2" (3.61m x 3.40m)
Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Three

7' 6" x 6' 4" (2.29m x 1.93m)
Double glazed window to the front aspect, radiator and laminate flooring.

Shower Room

Obscure double glazed window to the rear aspect, shower quadrant with shower head and waterfall shower head over, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Second Floor Landing

Obscure double glazed window to the side aspect inset spotlights, laminate flooring and doors leading to;

Bedroom Four

11' 4" x 10' (3.45m x 3.05m)
Double glazed French doors to the rear with glazed Juliet balcony, vertical designer radiator and laminate flooring.

Bedroom Five

13' 6" x 8' 10" (4.11m x 2.69m)
Double glazed Velux skylight windows to the front aspect, radiator and laminate flooring.

Shower Room

Obscure double glazed window to the rear aspect, shower quadrant with adjustable shower head and waterfall shower head over, wash hand basin with cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The generous rear garden backs onto Highwoods Country Park (with access via the rear gate) and is mainly laid to lawn with a paved patio area, paved pathway leading to the rear, two timber-built summer houses to the rear, external tap and further gated access to the side of the property.

Driveway

The private gated driveway can be found to the front of the property providing off road parking for a number of vehicles.

Agents Note

The property has been extensively renovated to high specification including; loft conversion (planning approval 2020), windows and doors were replaced (front door porch was reinstated and new front door installed), new 44mm fire doors installed, new carpet and new commercial grade flooring installed, new kitchen with worktop and splashbacks in quartz, new plumbing with system boiler, new mains from water meter, rewired to current building regulation future proofed with HMO cable on each room (hidden on the ceiling) (plumbing and electrical works have approved certification), new ceilings with 15mm soundproof plasterboard, kitchen and bathroom also have 15mm moisture resistant plasterboard. All internal walls benefit from new plastering and where needed 15mm soundproof plasterboard, 50m2 raised patio outside conservatory ideally for outside activity with 22mm sandstone, externally, a new front and rear gate was installed, new walls and fencing on the driveway, new gate to access Highwoods park installed, 40m2 200mm concrete base build down the garden with two new summer houses installed 2024 ideally for garden office with wooden floor, all building work have been signed off by building control.



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welcome to

Ipswich Road, Colchester

- Five Bedrooms
- Extended Semi-Detached House
- Backing onto Highwoods Country Park
- Stylish Kitchen with Central Island
- Family Bathroom and Two Shower Rooms

Tenure: Freehold EPC Rating: D

£595,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109394 - 0003

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