



Ipswich Road, Colchester, CO4 0HQ

welcome to

Ipswich Road, Colchester

This imposing EXTENDED DETACHED HOUSE is WELL-PRESENTED THROUGHOUT and provides SUBSTANTIAL FAMILY ACCOMMODATION. Situated in a popular area on the North side of Colchester the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. An early viewing is highly recommended. No Onward Chain.



Entrance

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

Hallway

Built-in understairs cupboard, engineered wood flooring and doors leading to;

Cloakroom

Obscure double glazed windows to the front and side aspects, low level WC, wash hand basin with mixer tap and cupboards under, extractor fan, tiled walls and tiled flooring.

Bedroom One

17' 10" into wardrobes x 10' max (5.44m into wardrobes x 3.05m max)

Three double glazed windows to the side aspect, fitted wardrobes with sliding doors (housing the Vaillant boiler and plumbing for a washing machine), engineered wood flooring (with underfloor heating) and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the side aspect, double shower cubicle with shower head and waterfall shower head, vanity wash hand basin with mixer tap and cupboards under, low level WC, shaver point, aqua-boarded walls and tiled flooring.

Living Room

21' 4" x 13' (6.50m x 3.96m)

Double glazed side door to the rear garden, double glazed windows to the front and side aspects, engineered wood flooring and a door leading to:

Dining Room

13' 2" x 10' 10" max (4.01m x 3.30m max)

Double glazed window to the side aspect, tiled flooring and an open doorway leading to:

Kitchen / Family Room

23' x 18' (7.01m x 5.49m)

Double glazed French doors opening onto the rear garden flanked with double glazed windows, double glazed windows to the rear and side aspects, four double glazed Velux skylight windows, single sink and drainer with mixer tap inset to the worktop, (water softener), extensive range of high-gloss wall and floor mounted cupboards and drawers, central island with high-gloss cupboards and worktop/breakfast bar, integral Neff appliances including; fridge, freezer, dishwasher, oven/microwave and cooker hood, gas/electric cooker point, extractor fan tiled flooring (with underfloor heating).

First Floor Landing

Double glazed window to the front aspect, built-in cupboard, radiator and doors leading to;

Bedroom Two

12' 10" into wardrobes x 12' 10" max (3.91m into wardrobes x 3.91m max)

Double glazed window to the front aspect, fitted wardrobes with sliding doors, radiator and laminate flooring.

Bedroom Three

13' x 8' 2" (3.96m x 2.49m)

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

Bedroom Four

10' 10" x 9' 10" (3.30m x 3.00m)

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

Shower Room

Obscure double glazed window to the side aspect, walk-in double shower cubicle with shower head and waterfall shower head over, vanity wash hand basin with mixer tap and cupboards under, low level WC, chrome heated towel rail, shaver point, tiled walls and tiled flooring (with electric underfloor heating).

Rear Garden

The rear garden is partly laid to lawn with a sheltered tiled patio area, a wooden shed (11' x 7'8) with further gated access to the side.

Front Garden

The front garden is mainly laid to lawn with various trees and shrubs.

Garage

17' 6" x 15' (5.33m x 4.57m)

Electric roller door to the front, obscure double glazed door to the side (for access via the garden), double glazed window to the side, battery and inverter for the solar panels with power and lighting connected.

Driveway

There is a substantial graveled driveway to the front and side of the property which is access via the double gates to the front providing off road parking for numerous vehicles. To the side of the property there's an EV charger, external tap and boxed gas and electric meters.

Agents Note

Underfloor heating throughout the ground floor.

There are solar panels included with the sale which can be found to the rear of the property.



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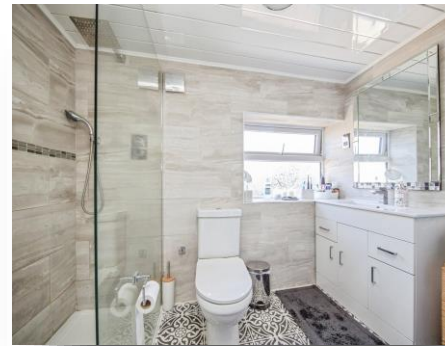
- Four Bedrooms
- Extended Detached House
- Stunning Kitchen/Family Room
- En-Suite to the Master Bedroom
- Attractive Rear Garden
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109594 - 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



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



williamhbrown.co.uk