



**376 Ipswich Road
Colchester, Essex**

**DAVID
BURR**



376 Ipswich Road, Colchester, Essex, CO4 OEX

Colchester is famous for being the first Roman City and every era since – from Saxon, Norman, Medieval, Tudor, Stuart, Georgian, Victorian and the modern have left their mark. This vibrant city offers extensive amenities, is bypassed by the A12 and has two stations providing a commuter service to London Liverpool St Station.

An exceptionally well presented, tastefully refurbished 3-bedroom semi-detached property understood to date from the 1930's enjoying an attractive position on the well-regarded Ipswich Road. Offering an accommodation schedule of approximately 1,250 sq ft arranged over two floors the property has benefitted from a single storey rear extension and its present form is arranged via three ground floor reception rooms. Offering a wealth of notable retained features including pine doors, wall panelling, original stain glassed doors and panelling and a distinctive Victorian style fireplace. Further benefits to the property include a home office, private parking via a driveway and attractive, well screened rear gardens with timber framed external stores.

An extended three-bedroom semi-detached property understood to date from the 1930's having enjoyed an extensive programme of refurbishment and enhancement. Further benefits to the property include a home office, driveway providing parking for three/four vehicles and attractive rear gardens.

Stain glass panelled original door opening to:

ENTRANCE HALL: (4.07m x 2.33m (narrowing to 1.65m)) With staircase off, half-height wall panelling, stripped wood effect flooring and door to useful under stair storage recess. Pine door opening to:

SITTING ROOM: (4.28m x 3.80m) With UPVC framed oriel bay window range to front with plantation shutters, Victorian style fireplace, tiled hearth and wooden surround. Tongue and groove wall panelling and dado rail.

KITCHEN: (5.65m x 2.16m) Fitted with a matching range of soft close, shaker style base and wall units with composite stone preparation surfaces and upstands above. Blanco stainless-steel single sink unit with mixer tap above. Integrated appliances include a Neff combination oven/grill, a four-ring hob with extraction above, dishwasher and a full height fridge/freezer and full height pull out larder store. The kitchen units comprise a range of

soft close cutlery draws, wall units with curved corner unit and deep fill plan drawers. Tiled flooring with underfloor heating throughout the extension and opening to:

DINING ROOM: (3.49m x 3.11m) Enjoying a direct, open link with the kitchen with floor to ceiling panelling tiled flooring throughout. Panel glazed double doors opening to:

GARDEN ROOM: (4.47m x 2.74m) Enjoying an attractive westerly rear aspect with double doors opening to the rear terrace and gardens. Tiled flooring throughout, range of LED spotlights and skylight.

UTILITY ROOM: Fitted with space and plumbing for a washing machine/dryer and also housing a gas fired boiler.

CLOAKROOM: (1.11m x 0.87m) Fitted with ceramic WC, wash handbasin with mosaic tiling and obscured glass window to rear.

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First floor

LANDING: (2.36m x 2.25m) With obscured glass panelling to side and door to:

BEDROOM 1: (3.49m x 2.51m) With casement window range to front and mirror fronted fitted wardrobe.

BEDROOM 2: (3.35m x 2.51m) With casement window range to rear affording views across the gardens and mirror fronted fitted wardrobes.

BEDROOM 3 (2.36m x 2.33m) With casement window range to front, dado rail and hatch to loft.

FAMILY BATHROOM: (2.34m x 2.12m) Fitted with traditionally styled WC, wash handbasin within a reclaimed base unit and bath with claw feet and Aqualisa shower above. Half height tongue and groove panelling and obscured glass casement window to rear.

Outside

The property is approached via a part pressed shingle and part brick paved frontage with parking available for three/four vehicles. Set to the rear of the driveway a garage has been converted to a:

OFFICE: (3.61m x 2.67m) With door and window range to front, light and power connected.

The rear gardens are one of the property's most striking features with a brick paved terrace enjoying a westerly aspect with views across the private, well screened gardens. Set to the rear of the terrace is direct access to a:

STORE: Partitioned from the garage.

The remainder of the gardens are arranged via a central expanse of lawn with steps rising to a raised area with two timber framed external stores, and shrubs, fledgling trees and flowerbeds marking the garden borders.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

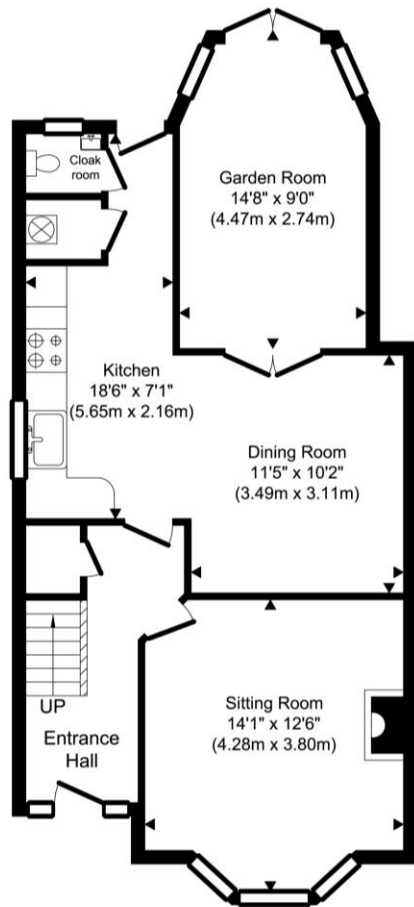
WHAT3WORDS: clay.aura.piano

LOCAL AUTHORITY: Colchester City Council, Rowan House 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** C

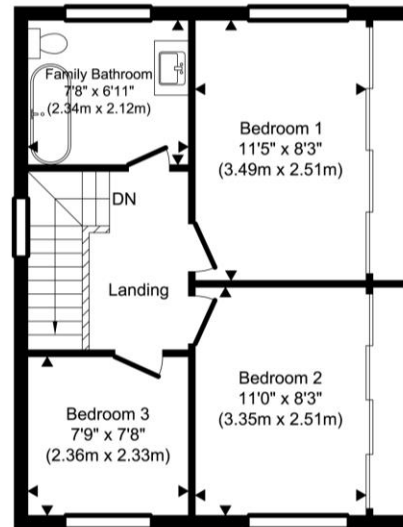
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

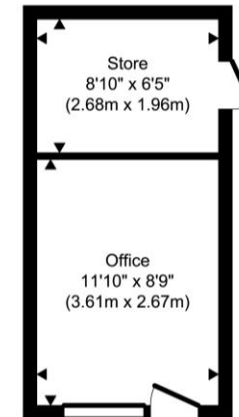
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Ground Floor
Approximate Floor Area
639.37 sq. ft.
(59.40 sq. m)



First Floor
Approximate Floor Area
434.21 sq. ft.
(40.34 sq. m)



Outbuilding
Approximate Floor Area
162.85 sq. ft.
(15.13 sq. m)

TOTAL APPROX. FLOOR AREA 1236.45 SQ.FT. (114.87 SQ.M.)

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