

KEYSTONE



Colchester Road, Ipswich, IP4 4RS

Offers In Excess Of £375,000

Detached House
Lounge
Kitchen
Family Bathroom
Large Garden

Three Double Bedrooms
Dining Room
Cloakroom
Garage & Driveway
Popular Location

Colchester Road, Ipswich IP4 4RS

Welcome to this charming detached house located on Colchester Road in Ipswich. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal family home in a popular location.

One of the standout features of this property is its potential to extend, allowing you to tailor the space to suit your needs perfectly. Whether you're looking to create a home office, a playroom for the kids, or simply more living space, the possibilities are endless.

Situated in a sought-after area with a popular school catchment, this home offers not just a comfortable living space but also a great environment for your family to thrive. The good-sized garden provides a lovely outdoor area for relaxation, play, and entertaining, adding to the appeal of this wonderful property.

Don't miss out on the opportunity to make this house your home and enjoy all that it has to offer. Contact us today to arrange a viewing 01473 221399.



Entrance door

Leading to porch and hallway with stairs to first floor, radiator, stain glass window to front and under stairs cupboard.

Lounge

15 x 13'5

Bay window to front, radiator, window to side and feature fire place.

Dining Room

13'5 x 11'9

French doors to rear, window to side, radiator gas fire place.

Kitchen

10'3 x 9

Fitted with base units, sink and drainer unit, space for cooker, space for fridge, dishwasher and washing machine, radiator and built in pantry.

Inner Lobby

Built in pantry with space for freezer and door to garage.

Cloakroom

Fitted with w/c, and window to side.

First Floor

With loft access with ladder and window to side.

Bedroom One

14,9 x 13,1

Bay window to front and radiator.

Bedroom Two

12'4 11'9

Window to rear, radiator and built in cupboard.

Bedroom Three

10'3 x 9

Window to rear and radiator.

Bathroom

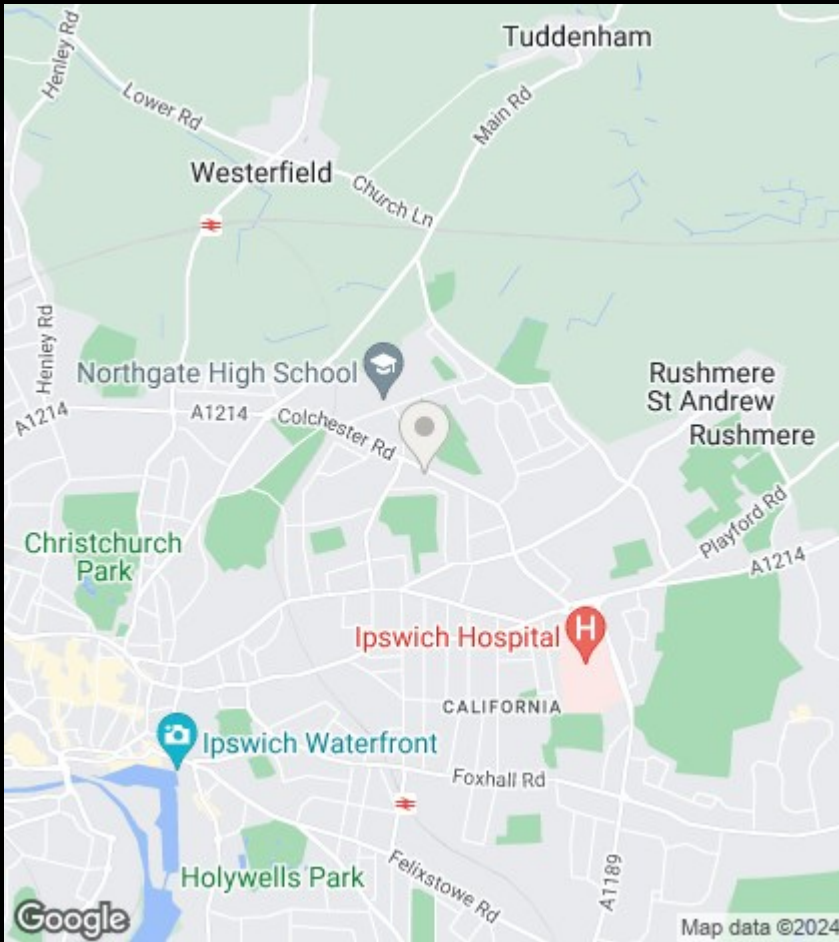
Fitted with suite comprising of panel bath, w/c, pedestal wash basin, radiator, half tiled and bay window to front.

Outside

To the front of the property there is a driveway that leads to a garage with up and over door.

There is side access that leads to the rear

garden. The rear garden is a good size with patio area and predominately laid to lawn with flower beds and borders. The current owners have got plans to extended the property which are available to view on request.



Viewings

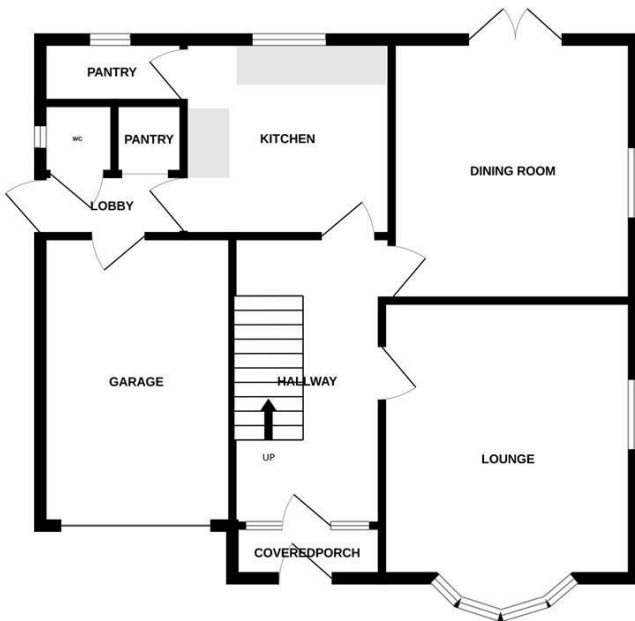
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

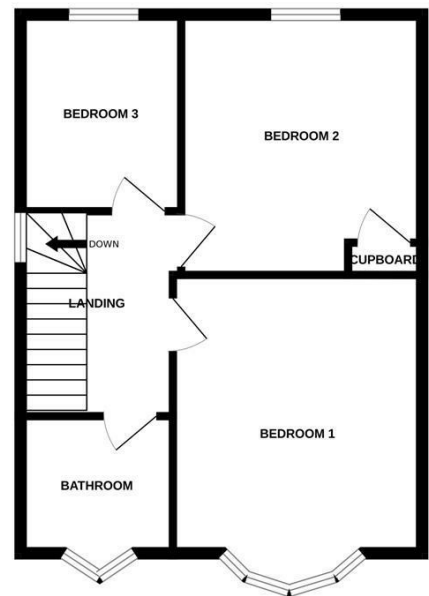
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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