



Colchester Road, Ipswich IP4 4SF

welcome to

Colchester Road, Ipswich

*EXTENDED DETACHED FAMILY HOME *THREE RECEPTION AREAS *110 f REAR GARDEN *FOUR BEDROOM *FIRST FLOOR BATHROOM *LARGE DRIVE WAY *GARAGE *EXCELLENT SCHOOL CATCHMENTS *LOCAL TO ALL AMENITIES INCLUDING IPSWICH HOSPITAL *VIEWING RECOMMENDED



We are pleased to offer this spacious four-bedroom family home, ideally situated in the heart of the popular IP4 area.

Set back from the road, the property benefits from a generous and beautifully maintained rear garden, offering excellent potential for further extension (subject to the necessary planning permissions). Internally, the accommodation comprises two well-proportioned reception rooms, a kitchen, and a conservatory. Upstairs, you will find four good-sized bedrooms along with a family bathroom.

Externally, the property provides ample off-road parking for four to five vehicles, making it an ideal choice for growing families.

The location is a key highlight, falling within an excellent school catchment area and offering convenient access to the A12 and A14. The property is also within walking distance of Ipswich Hospital, along with a range of local shops, restaurants, and doctor's surgeries.

There are excellent transport links, with easy access to Martlesham (home to major employers such as BT), as well as the nearby towns of Felixstowe and Woodbridge. Ipswich town centre and its extensive retail and leisure facilities are also easily accessible via a short bus journey or walk.

This property offers a fantastic opportunity for buyers to put their own

Entrance Door

Porch

Hallway

Dining Room

Lounge/Snug

Kitchen

Utility

Conservatory

Cloakroom

Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Seperate W/C

Outside

Front Garden

Garage

Rear Garden



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Colchester Road, Ipswich

- IP4 LOCATION
- EXTENDED DETACHED HOUSE
- THREE RECEPTION AREAS
- FOUR BEDROOMS
- CLOAKROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW104170 - 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.



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