



Ipswich Road, Colchester, CO4 0HL

welcome to

Ipswich Road, Colchester

This stylish EXTENDED SEMI-DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated in a popular NORTH COLCHESTER LOCATION the property is ideal for LOCAL SCHOOLS, various shops, COLCHESTER GENERAL HOSPITAL, bus routes and the A12/A120.



Entrance

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

Entrance Hall

Built-in under-stairs cupboard, vertical designer radiator, LVT flooring, stairs rising to the first floor and doors leading to;

Lounge / Dining Room

Double glazed bay window to the front aspect (with shutters), two vertical designer radiators, part laminate flooring and part glazed French doors leading to:

Family / Games Room

Double glazed French doors opening onto the rear garden (flanked with double glazed windows), two double glazed skylight windows, vertical designer radiator, inset spotlights and laminate flooring.

Kitchen / Breakfast Room

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap/hose inset to the worktop (incorporating the breakfast bar), extensive range of contemporary wall and floor mounted matching cupboards and drawers including corner carousels (with inset kickboard lighting), integral dishwasher, built-in Neff electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator and laminate flooring.

First Floor Landing

Access to the loft (boarded), built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

Double glazed bay window to the front aspect (with shutters), vertical designer radiator and laminate flooring.

Bedroom Two

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

Bedroom Three

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

Bedroom Four / Study

Double glazed window to the front aspect (with shutters), radiator and laminate flooring.

Family Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer-tap/adjustable shower head and waterfall shower head over, vanity wash hand basin with mixer-tap and cupboard under, low level WC, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides, two wooden sheds to the rear, external tap and further access via the front gate and side path.

Workshop

Electric roller door to the front, door to the side, two skylight windows, wall-mounted Ideal boiler with power and lighting connected.

Driveway

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



view this property online williamhbrown.co.uk/Property/CSJ109899



welcome to

Ipswich Road, Colchester

- Three/Four Bedrooms
- Extended Semi-Detached House
- Lounge/Dining Room & Family/Play Room
- Contemporary Kitchen/Breakfast Room
- Modern Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£380,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CSJ109899](https://www.williamhbrown.co.uk/Property/CSJ109899)



Property Ref:
CSJ109899 - 0003

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](https://www.williamhbrown.co.uk)