



oakheart

£525,000

Guide Price

Ipswich Road, Colchester

GUIDE PRICE: £525,000 - £550,000.

This impressive detached five-bedroom family home offers generous living space in a superbly convenient location. Ideally positioned for commuters, the A12 provides swift links to Ipswich, Chelmsford and London, while the A120 connects easily to Harwich, Braintree and Stansted Airport. Colchester North Station—less than four miles away—offers direct rail services to London Liverpool Street, Stratford, Chelmsford and Ipswich. Regular bus routes also serve nearby towns and villages.

Arranged over three floors, the property provides stylish and versatile

accommodation. The ground floor has been thoughtfully designed for modern family life and entertaining. The bright lounge opens onto the rear patio, while the spacious kitchen/diner—with integrated appliances—offers plenty of room for hosting family meals or dinner parties. There is also a useful utility room, a guest WC, and an additional reception room currently used as a formal dining area.

Upstairs, the first floor features a luxurious master bedroom complete with built-in wardrobes and a beautifully appointed en-suite bathroom. Two further bedrooms and the family bathroom are also located on this floor. The top floor enjoys two dual-aspect bedrooms and a separate shower room,

creating an ideal space for guests or teenagers seeking additional privacy.

Outside, the landscaped rear garden has a generous patio and astro to the centre, perfect for outdoor entertaining. A side gate provides access to the rear, where there is allocated off-road parking for two to three vehicles.

Agent Note:

The owner has advised There is a Maintenance charges for communal areas to PMS Managing Estates Limited Currently paying £15 per month.











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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

|                                             | Current                    | Potential   |
|---------------------------------------------|----------------------------|-------------|
| Very energy efficient - lower running costs |                            |             |
| (92 plus) <b>A</b>                          |                            | <b>100+</b> |
| (81-91) <b>B</b>                            | <b>85</b>                  |             |
| (69-80) <b>C</b>                            |                            |             |
| (55-68) <b>D</b>                            |                            |             |
| (39-54) <b>E</b>                            |                            |             |
| (21-38) <b>F</b>                            |                            |             |
| (1-20) <b>G</b>                             |                            |             |
| Not energy efficient - higher running costs |                            |             |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |             |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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