



Colchester Road, Ipswich IP4 4QZ

 william
h brown

welcome to

Colchester Road, Ipswich

****EXTENDED SEMI-DETACHED HOUSE** **NORTH-EAST IPSWICH** **GOOD SIZED GARDEN** **VIEWING IS RECOMMENDED** **FABULOUS FAMILY HOME** **NORTHGATE SCHOOL AREA** **FIRST FLOOR BATHROOM** **GROUND FLOOR CLOAKROOM** **THREE RECEPTION ROOMS****



Hall

With a charming entrance door and stairs rising to first floor.

Cloakroom

Fitted with a two-piece suite comprising of low-level WC and wash hand basin.

Living Room

14' 1" x 12' 3" (4.29m x 3.73m)

Double glazed bay window to front aspect, radiator.

Dining/Family Room

27' 2" x 10' 2" (8.28m x 3.10m)

This beautiful space is ideal for family living, with space for a dining table and double glazed doors to rear of the garden.

Kitchen/Breakfast Room

23' 3" x 10' 6" max narrowing to 6' 7" (7.09m x 3.20m max narrowing to 2.01m)

This impressive modern space is well presented and features a wide range of floor and wall units with co-ordinated low profile work surfaces over. There is a wall mounted boiler, inset sink and built in oven. To the rear is space for a table and doors overlooking and leading to the garden.

Landing

Access to loft with pull down ladder, velux style window to side.

Bedroom One

16' 6" x 11' 3" (5.03m x 3.43m)

Double glazed bay window to front aspect, radiator.

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear aspect, towel radiator, suite comprising of low level WC, pedestal wash hand basin, panel enclosed bath, shower cubicle.

External

The rear garden has been mainly laid to lawn and has the benefit of a shed with power and light. The front has been laid to off road parking for multiple vehicles.



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welcome to

Colchester Road, Ipswich

- North East Ipswich
- Northgate School Area
- Three Bedrooms
- Three Reception Rooms
- Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£380,000



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Property Ref:
IPW103694 - 0006

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Please note the marker reflects the postcode not the actual property



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