

Colchester Road, Ipswich, IP4 4SF

william h brown

welcome to

Colchester Road, Ipswich

A four bedroom detached home, ideally located in East Ipswich. Offering a modern kitchen, utility room, cloakroom, garage, driveway and a large garden, this property has plenty to offer families and professionals alike. No onward chain makes this an especially attractive move.

Entrance Porch
*Stain glass window to the hall
*Tiled flooring
*Floor to ceiling, double glazed windows to the front

Entrance Hallway
*Long sweeping entrance hall
*Understairs storage cupboard
*Original floorboards
*Victorian style radiator
*Feature panelling

Downstairs Wet Room
*Low level WC
*Shower
*Fully tiled walls
*Heated towel rail
*Double glazed window to the front

Lounge
*Light filled room
*Double glazed, bay window to the front and further window to the side
*Oak effect flooring
*Radiator
*Herringbone tiled alcove with open fireplace behind
*TV Point
*Archway to the dining room

Dining Room
*Double glazed window to the rear
*Double glazed Patio doors to the garden
*Oak effect flooring
*Victorian style radiator
*Fitted fireplace with exposed brickwork
*Open to the lounge
*Stain glass window to the side

Kitchen
*Eye and base level units with wood effect worktops
*Central island
*Double glazed windows to rear and side
*Door to the utility room
*Sink plus drainer
*Integrated double oven with electric hob and extractor hood
*Integrated fridge/freezer and dishwasher
*Tiled backsplash
*Breakfast bar with outlook to rear garden

Utility Room
*Double glazed windows to the side and rear
*Door to the garden
*Walk in larder
*Walk in storage cupboard
*Space for a washing machine









Landing
*Loft hatch
*Storage cupboard
*Double glazed stain glass window to the side

Master Bedroom
*Double glazed, bay window to the front
*Original floorboards
*Radiator
*Double fitted wardrobe

Bedroom Two
*Double glazed window to the rear
*Carpet flooring
*Radiator

Bedroom Three
*Double glazed window to the front
*Carpet flooring
*Radiator

Bedroom Four
*Double glazed window to the rear
*Carpet flooring
*Radiator

First Floor Cloakroom
*Low level WC
*Radiator
*Oak effect flooring
*Double glazed window to the side

First Floor Bathroom
*Bath with overhead shower
*Pedestal wash hand basin
*Double glazed window to the rear
*Oak effect flooring
*Heated towel rail
*Part tiled walls
*Built in storage cupboard
*Wall mounted medicine cabinet

Garage
*Up and over door to entry
*Boiler
*Window to the side
*Power and light

To The Front
*Partially walled border
*Large tarmac driveway
*Side access via metal gate with padlock

To The Rear
*Beautifully presented, large rear garden
*Unoverlooked and fully enclosed
*Two large patio seating areas and large grass area
*Mature and established greenery
*Two side access points
*Shed
*Outside tap and light

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inc. VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

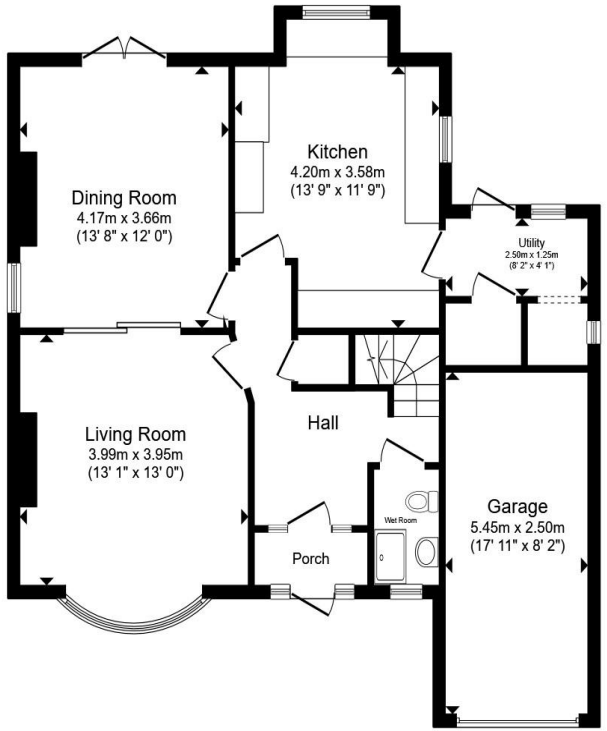
Colchester Road, Ipswich

- NO ONWARD CHAIN
- FOUR BEDROOMS
- MODERN KITCHEN
- GARAGE & DRIVEWAY
- LARGE GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

£450,000



Total floor area 145.3 m² (1,564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
IPW103300 - 0006

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