

For Sale

£675,000 Freehold



## Ipswich Road Colchester CO4 9HD

An enchanting early nineteenth-century cottage offering generous, character-filled living spaces, beautifully established gardens and a versatile annexe-style suite. Ideally placed for local amenities and excellent A12 links, it provides a rare blend of tranquillity and commuter convenience.

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- Energy Rating: E
- ENCHANTING EARLY NINETEENTH-CENTURY FOUR BEDROOM COTTAGE
- BEAUTIFULLY ESTABLISHED GARDENS WITH MULTIPLE OUTDOOR LIVING AREAS
- VERSATILE MULTI-PURPOSE SUITE, ANNEXE WITH SHOWER ROOM OR ADDITIONAL BEDROOMS



# Property Details

## Entrance Porch

door leading to living dining room, window to side aspect

## Living Room & Dining Room 15' 4" x 29' 4" ( 4.67m x 8.94m )

fireplace, radiators, window to front aspect, windows to rear aspect, storage cupboard, open to snug/study, beams to walls and ceilings, side lighting, door to annexe/office, doors to rear garden

## Study / Snug 9' 8" x 12' 7" ( 2.95m x 3.84m )

fireplace, window to front aspect, radiator, door to kitchen

## Kitchen 10' 3" x 15' 11" ( 3.12m x 4.85m )

matching range wall and base mounted units, space for appliances, integrated appliances, butler style sink, mixer tap, window to rear aspect, window to side aspect, loft access, beamed ceilings, door to utility room

## Utility Room 8' 4" x 12' 10" ( 2.54m x 3.91m )

window to side aspect, window to front aspect, counter top and units, space for appliances, boiler, door to cloakroom, door to rear garden

## Downstairs Cloakroom

## Annexe / Office / Reception

door from lounge, window to front aspect, window to rear aspect, loft access, radiator, spotlights, door to shower room

## Shower Room

window to rear aspect, radiator, heated towel rail, low level wc, pedestal hand wash basin, dual taps, shower enclosure, part tiled walls, tiled floors, spotlights

## First Floor

landing, loft access, doors to;

## Bedroom Four 6' 7" x 12' 8" ( 2.01m x 3.86m )

door from landing, window to front aspect, radiator, beamed ceiling

## Bedroom One 9' 1" x 10' 4" ( 2.77m x 3.15m )

door from landing, dressing room; fitted wardrobes and shelving, open to bedroom, window to front aspect, window to side aspect, radiator, beamed ceiling, door to ensuite



To view this property please contact Connells on

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Property Ref: CCH308877 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: E

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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