



3 bedroom Semi-Detached House located in Colchester.

Guide Price
£375,000 - £400,000

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JOHN ALEXANDER
ESTATE AGENTS

Ipswich Road Colchester CO4 0EW

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £375,000 TO £400,000

Offered with no onward chain, this spacious three-bedroom semi-detached home occupies a popular position on Ipswich Road and offers versatile accommodation arranged over three floors. Featuring a generous lounge/dining room, separate breakfast room, modern ground floor shower room, useful loft room, ample parking and a detached garage, the property presents an excellent opportunity for families and commuters alike.

STEP INSIDE

The welcoming entrance porch leads into a central hallway, creating an inviting first impression and providing access to the principal ground floor rooms. A recently updated shower room, measuring 2'11" x 9'1" (0.90m x 2.78m), is fitted with a contemporary suite comprising a shower enclosure, wash hand basin and WC.

The impressive lounge/dining room, measuring 18'2" x 26'8" (5.54m x 8.15m), occupies a substantial dual-purpose living space which is filled with natural light from the attractive front-facing bay window and features a fireplace as a focal point. The size of the room comfortably accommodates both lounge and dining furniture.

To the rear, the breakfast room measures 7'8" x 11'9" (2.35m x 3.59m) and provides an excellent additional reception area with views over the garden. Adjacent is the well-appointed kitchen, measuring 8'9" x 16'6" (2.66m x 5.04m), fitted with an extensive range of storage units, generous work surfaces, eye-level oven

and grill, five-ring gas hob with extractor, inset sink and ample space for everyday cooking and meal preparation.

On the first floor, the landing serves three bedrooms and the family bathroom, while a further staircase rises to the loft room above. The principal bedroom, positioned at the front, measures 9'1" x 13'9" (2.78m x 4.20m) and benefits from a characterful bay window together with fitted furniture. Bedroom two, 11'0" x 12'10" (3.35m x 3.91m), overlooks the rear garden and features a traditional fireplace and built-in double wardrobe. Bedroom three measures 5'11" x 8'3" (1.81m x 2.53m) and would make an ideal child's room, nursery or home office.

The family bathroom, measuring 6'1" x 6'0" (1.81m x 1.85m), is fitted with a corner bath incorporating a shower attachment, vanity wash basin, WC, chrome heated towel rail and fully tiled walls.

A staircase continues to the loft room measuring 12'3" x 15'0" (3.73m x 4.59m), a highly versatile space illuminated by a Velux roof window and suitable for a variety of uses including a study, hobby room or occasional guest accommodation.

STEP OUTSIDE

Externally, the property enjoys a substantial block-paved frontage providing off-road parking for several vehicles. Secure gated side access leads to further parking and a particularly impressive, detached garage measuring 35'0" x 17'7" (10.67m x 5.36m). Equipped with power, lighting and an inspection pit, this larger-than-average garage offers excellent potential for vehicle enthusiasts, workshop use or extensive storage requirements.



3



1



2



EPC

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The rear garden is predominantly laid to lawn with a paved patio area ideal for outdoor seating and entertaining, all enclosed by fencing to provide a good degree of privacy.

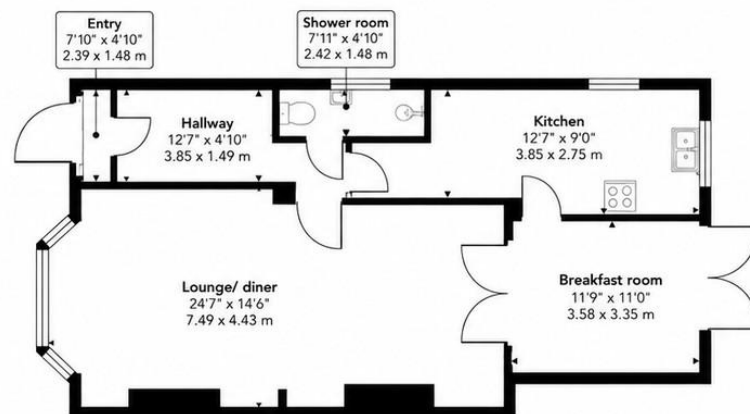
THE LOCATION

Ipswich Road is a well-established and highly convenient residential location to the north-east of Colchester. The property is within easy reach of local shops, schools and everyday amenities, while Colchester city centre offers an extensive range of shopping, leisure and dining facilities. Colchester North Station provides direct services to London Liverpool Street, making the area particularly attractive to commuters, while excellent road links via the A12 connect to Chelmsford, Ipswich and beyond

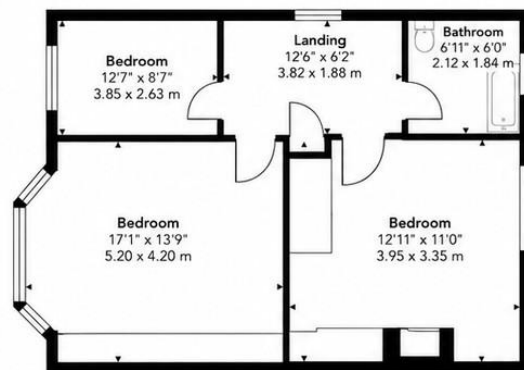




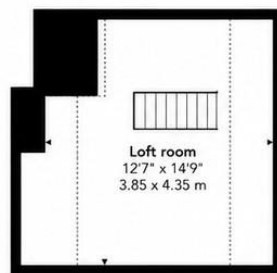
FLOORPLAN



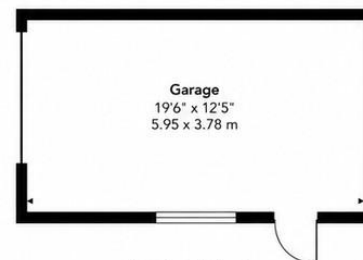
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

This floorplan is for illustrative purposes only and is not to scale.

Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement.

Icons of items such as bathroom suites are representations only and may not look like the real items.

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DIRECTIONS

CONTACT

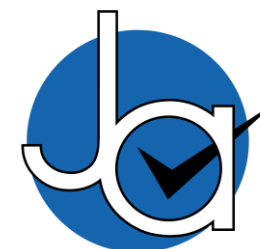
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