



Colchester Road, Ipswich IP4 4SF

welcome to

Colchester Road, Ipswich

*OPEN HOUSE SATURDAY 25th APRIL BY APPOINTMENT ONLY *EXTENDED DETACHED FAMILY HOME *THREE RECEPTION AREAS *110 f REAR GARDEN *FOUR BEDROOM *FIRST FLOOR BATHROOM *LARGE DRIVE WAY *GARAGE *EXCELLENT SCHOOL CATCHMENTS *LOCAL TO ALL AMENITIES INCLUDING IPSWICH HOSPITAL *VIEWING RECOMMENDED



Entrance Door Porch

- *Brick Archway
- *Tiled Flooring
- *Stain Glass Window
- *Door Into-

Hallway

- *Stairs to first floor
- *Carpet flooring
- *Stain glass window
- *Radiator

Dining Room

- *Triple glazed bay window to the front
- *Replica stain glass windows to the side
- *Original wood flooring
- *Featured fire place
- *Radiator

Lounge/Snug

- *Double glazed windows to the side
- *Double glazed patio doors to the rear
- *Two radiator
- *Vertical radiator
- *TV point
- *Wall lights

Kitchen

- *Dual sink unit with chrome tap over
- *Adjoining oak effect work surface with under gloss units and drawers
- *Matching base units
- *Space for dish washer, range cooker and fridge freezer
- *Storage cupboard
- *Radiator
- *Double glazed windows to side
- *Double square bay to rear, door into conservatory
- *Wood effect flooring

Utility

- *Triple glazed window to the front
- *Wood effect flooring

- *Part tiled walls
- *Base units with work surface and sink with chrome tap over
- *Space for washing machine

Conservatory

- *Double glazed windows to the side
- *Double glazed doors to the rear
- *Walk in cupboard
- *Wood effect flooring

Cloakroom

- *Low level W/C
- *Wash hand basin
- *Obscured double glazed window to the side
- *Wood effect flooring

Landing

- *Access to loft
- *Built in airing cupboard housing boiler
- *Replica stain glass window to the side

Master Bedroom

- *Triple glazed bay window to the front
- *Full wall built in wardrobes with additional drawers
- *Radiator

Bedroom Two

- *Double glazed window to the rear
- *Radiator

Bedroom Three

- *Double glazed window to the rear
- *Radiator

Bedroom Four

- *Triple glazed windows to front and side
- *Radiator

Bathroom

- *Enclosed bath with shower attachment
- *Pedestal wash hand basin

- *Part tiled walls
- *Obscured double glazed windows to the rear
- *Stone effect flooring
- *Extractor fan

Separate W/C

- *Low level W/C
- *Obscured double glazed window to the rear
- *Wood effect flooring

Outside

Front Garden

- *Enclosed by small brick wall
- *Flower and shrubs
- *Shingle feature
- *Access to both sides of the garden
- *Driveway to-

Garage

- *Up and over door
- *Power and light

Rear Garden

- *Beautiful and large rear garden
- *Enclosed by panel fencing
- *Mainly laid to lawn
- *Mature flowers and shrubs
- *Paved seating area
- *Work shop with power and light to remain
- *Power and tap
- *Side access to both sides of the property
- *Un over looked
- *Wildlife garden



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welcome to

Colchester Road, Ipswich

- IP4 LOCATION
- EXTENDED DETACHED HOUSE
- THREE RECEPTION AREAS
- FOUR BEDROOMS
- CLOAKROOM

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW104170 - 0003

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