

oakheart



£425,000

Guide Price

Ipswich Road, Colchester



Guide Price: £425,000 - £450,000 Situated on the highly desirable Ipswich Road to the north of Colchester, this exceptional three bedroom, two bathroom detached family home offers over 1,500 sq ft of beautifully presented accommodation, combining generous living space with stylish modern finishes throughout. Perfectly positioned for convenient access to excellent schooling, Colchester General Hospital, the A12, Colchester North Station with direct links to London Liverpool Street, and the city centre, this superb home is ideally suited to modern family living.

The property welcomes you via a spacious entrance hall which sets the tone for the impressive accommodation beyond. The bright and elegant living room features a charming bay window fitted with bespoke shutters, complemented by recently installed fitted cabinetry creating both style and practicality. A separate dining room enjoys a feature fireplace and patio doors opening onto the rear garden, providing the perfect setting for entertaining guests or family gatherings.

The beautifully appointed kitchen has been thoughtfully designed with

attractive shaker style units, granite worktops and integrated appliances, alongside ample space for informal dining. Direct access to the garden enhances the flow of the home, while a newly installed combi boiler adds further practicality and efficiency.

Upstairs, the generous principal bedroom benefits from bespoke fitted wardrobes, stylish shutters and a contemporary en suite bathroom complete with bath, WC and wash basin. A further spacious double bedroom also features fitted shutters, while the third bedroom offers an ideal nursery, home office or guest room. A modern shower room serves the remaining bedrooms.











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**GLA<sup>®</sup>**  
 143.87 m<sup>2</sup>  
 1548.57 ft<sup>2</sup>

**Total**  
 143.87 m<sup>2</sup>  
 1548.57 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft  
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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