



**Ipswich Road, Colchester, CO4 0HL**

**welcome to**

**Ipswich Road, Colchester**

This stylish EXTENDED SEMI-DETACHED HOUSE provides SUBSTANTIAL FAMILY ACCOMMODATION and is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT. Situated in a popular NORTH COLCHESTER LOCATION the property is ideal for LOCAL SCHOOLS, various shops, COLCHESTER GENERAL HOSPITAL, bus routes and the A12/A120.



### **Entrance**

The property is entered via the front door with double glazed insets leading to:

### **Entrance Hall**

Built-in under-stairs cupboard, vertical designer radiator, LVT flooring, stairs rising to the first floor and doors leading to;

### **Lounge / Dining Room**

Double glazed bay window to the front aspect (with shutters), two vertical designer radiators, part laminate flooring and part glazed French doors leading to:

### **Family / Games Room**

Double glazed French doors opening onto the rear garden (flanked with double glazed windows), two double glazed skylight windows, vertical designer radiator, inset spotlights and laminate flooring.

### **Kitchen / Breakfast Room**

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap/hose inset to the worktop (incorporating the breakfast bar), extensive range of contemporary wall and floor mounted matching cupboards and drawers including corner carousels (with inset kickboard lighting), integral dishwasher, built-in Neff electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator and laminate flooring.

### **First Floor Landing**

Access to the loft (boarded), built-in airing cupboard (housing the water tank) and doors leading to;

### **Bedroom One**

Double glazed bay window to the front aspect (with shutters), vertical designer radiator and laminate flooring.

### **Bedroom Two**

Double glazed window to the rear aspect, vertical designer radiator and laminate flooring.

### **Bedroom Three**

Double glazed window to the rear aspect, radiator and laminate flooring.

### **Bedroom Four / Study**

Double glazed window to the front aspect (with shutters), radiator and laminate flooring.

### **Family Bathroom**

Obscure double glazed window to the side aspect, enclosed panel bath with mixer-tap/adjustable shower head and waterfall shower head over, vanity wash hand basin with mixer-tap and cupboard under, low level WC, extractor fan and part tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides, two wooden sheds to the rear, external tap and further access via the front gate and side path.

### **Workshop**

Electric roller door to the front, door to the side, two skylight windows, wall-mounted Ideal boiler with power and lighting connected.

### **Driveway**

The block paved driveway can be found to the front of the property providing off road parking for a number of vehicles.



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welcome to

## Ipswich Road, Colchester

- Three/Four Bedrooms
- Extended Semi-Detached House
- Lounge/Dining Room & Family/Play Room
- Contemporary Kitchen/Breakfast Room
- Modern Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£390,000-£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109899 - 0002

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**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



[williamhbrown.co.uk](http://williamhbrown.co.uk)