



Ipswich Road, COLCHESTER CO4 9HB

welcome to

Ipswich Road, COLCHESTER

Offered with NO ONWARD CHAIN this EXTENDED DETACHED HOUSE is well presented throughout providing GENEROUS FAMILY ACCOMMODATION situated in a POPULAR NORTH COLCHESTER LOCATION being ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. ***ENERGY RATING A***



Entrance

The property is entered via the front door leading to:

Entrance Hall

Obscure double glazed window to the front aspect, radiator, dado rail, laminate flooring and doors leading to;

Bathroom/ Wc

Obscure double glazed window to the side aspect, enclosed panel bath with mixer-tap and shower attachment, electric shower with adjustable shower head, pedestal wash hand basin, low level WC, radiator, part-tiled walls and tiled flooring.

Kitchen/ Breakfast Room

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers (housing the Worcester boiler), electric/gas cooker point, plumbing for a washing machine and dishwasher, spotlights, tiled flooring and a doorway leading to:

Living Room

Double glazed window to the front aspect, chimney breast, open fireplace feature with wooden surround and marble inset/hearth (with gas point), built-in understairs cupboard (housing the electric meter), oak flooring and open access to:

Dining Room/ Study

Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, radiator and oak flooring.

First Floor Landing

Doors leading to;

Bedroom One

Double glazed window to the rear aspect, wall-mounted Fujitsu air-conditioning unit and a sliding door leading to:

En-Suite Shower Room/ Wc

Obscure double glazed window to the front aspect, double shower cubicle with wall-mounted electric shower and adjustable shower head, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, aqua-boarded walls and tiled flooring.

Bedroom Two

Double glazed window to the front aspect, access to the loft, chimney breast, fitted wardrobes and a built-in cupboard (housing the water tank).

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Garage

The single garage can be found to the side of the property with an electric roller door to the front, door to the side (for garden access), window to the rear and power/lighting connected.

Driveway

The substantial driveway can be to the side of the property providing off road parking for a several vehicles with double gates to the carport.

Carport

The carport can be found within the rear garden area with external power points accessed via the double gates to the front.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, flower beds to the side, pergola, log store, two wooden sheds, external lighting and further access via the front gate to the side of the property.

Triple Garage/ Workshop

The triple garage/workshop can be found to the rear of the garden with two separate areas. The first includes twin electric roller doors to the front, sink with mixer-tap, work benches, power/lighting

connected and a door leading to the second area which includes extra height (ideal for a motorhome), electric roller door to the front, loft storage area and power/light connected, mains water and sewage.

Agents Note

Solar panels can be found on the roof of the property contributing to the power for the property. The energy rating for this property is A.



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welcome to

Ipswich Road, COLCHESTER

- Three Bedrooms
- Extended Detached Family House
- Lounge and Dining Room
- Bathroom and En-Suite Shower Room
- Generous Rear Garden

Tenure: Freehold EPC Rating: A
Council Tax Band: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109884 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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