



**Ipswich Road, Colchester CO4 0ET**

**welcome to**

**Ipswich Road, Colchester**

This impressive EXTENDED SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT offering VERSATILE FAMILY ACCOMMODATION situated in a SOUGHT-AFTER LOCATION being ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital and the A12/A120.



### **Entrance**

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

### **Entrance Hall**

Radiator, stairs rising to the first floor, laminate flooring and part glazed French doors leading to;

### **Lounge/ Dining Room**

Double glazed bay window to the front aspect, two chimney breasts, fireplace feature with log burner and tiled hearth, built-in understairs cupboard, laminate flooring and a door leading to:

### **L Shaped Kitchen/Breakfast**

Part double glazed door opening onto the rear garden, double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, range of white high-gloss wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, Flavel range cooker with double oven/five-ring gas hob and cooker hood over, inset spotlights, laminate flooring and open access leading to:

### **Utility Room**

Wall and floor mounted cupboards, work top, plumbing for a washing machine, tiled flooring and doors leading to;

### **Cloakroom**

Low level WC, wash hand basin with mixer-tap and tiled splashbacks.

### **Study/ Bedroom Four**

Double glazed door opening onto the rear garden, double glazed windows to the rear and side aspects, radiator with decorative cover and laminate flooring.

### **First Floor Landing**

Doors leading to;

### **Bedroom One**

Double glazed window to the front aspect, chimney breast, access to the loft (part boarded and housing

the Worcester boiler) and a radiator.

### **Bedroom Two**

Double glazed windows to the rear and side aspects and a radiator.

### **Bedroom Three**

Double glazed window to the rear aspect and a radiator.

### **Family Shower Room**

Double glazed window to the side aspect, double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, circular sink with mixer tap and cupboard under, low level WC, heated towel rail, chimney breast, inset spotlights and tiled walls, wall hung cupboard. Karndean flooring

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, trees to the sides, wooden shed to the rear, external tap and external lighting.

### **Driveway**

The driveway can be found to the front and side 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
- Study/Fourth Bedroom
- Comfortable Lounge/Dining Room
- High-Gloss Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ110222 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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