

oakheart



£450,000

Offers In Excess Of
Ipswich Road, Colchester



An attractive, spacious and immaculately presented three bedroom, two bathroom detached family home, offering over 1,500 sq ft of beautifully appointed accommodation, ideally situated on Ipswich Road to the north of Colchester. The property enjoys convenient access to highly regarded primary and secondary schooling, Colchester City Centre, Colchester General Hospital, the A12 and Colchester North Station, with direct rail links to London Liverpool Street.

A spacious and welcoming entrance hall provides access to a generously sized living room, featuring a charming bay window fitted with bespoke shutters, recently installed fitted cupboard units. A separate dining room offers a

feature fireplace and patio doors opening onto the rear garden, creating an ideal space for entertaining. The well-proportioned kitchen is fitted with stylish shaker units, granite worktops and integrated appliances, with additional space for a dining table and direct access to the garden. A newly installed combi boiler completes the ground floor.

The first floor comprises a landing with storage cupboard and loft access. The principal bedroom is particularly spacious, benefitting from bespoke fitted wardrobes and shutters to both windows, along with a modern en-suite bathroom comprising bath, WC and wash basin. A further double bedroom also features fitted shutters, whilst the third bedroom is a comfortable single.

There is also a contemporary shower room serving the additional bedrooms.

The property enjoys a large, enclosed rear garden, mainly laid to lawn with a patio seating area and a raised stone section to the rear. Double gates provide additional off-road parking accessed from behind. The garden also gives access to a brick-built outside WC and a useful utility/store room, as well as side access leading to the front. To the front, a newly installed driveway provides ample off-road parking for multiple vehicles.











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GLA[®]
 143.87 m²
 1548.57 ft²

Total
 143.87 m²
 1548.57 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Colchester
 01206 803 308
 colchester@oakheart.co.uk
 2b Cotman Road, Colchester, Essex, CO3 4QJ

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