



- Handsome Four Bedroom 'Bay Fronted' Semi-Detached Home
- Extended & Improved Throughout
- Large Living Room With Cast Iron Log Burner & Bay Front Window
- Open Plan Modern Fitted Kitchen/Diner
- Four Piece Family Bathroom Suite
- Three Large Double Bedrooms & Sizeable Fourth Bedroom
- Separate Shower Room & W.C

**265 Ipswich Road, Colchester, Essex.  
CO4 0EW.**

We are proud to present to market this handsome four bedroom semi-detached, 1930's bay fronted family home, situated in a prominent position to the North of Colchester. Presented to market in excellent order and ideal for the expanding family, this offers a wealth of bedroom and living space throughout. The ground floor accommodation commences with a useful entrance porch leading on to an impressive hallway with under stairs storage and a sizeable four piece tiled family bathroom suite. The living room features a gorgeous bay front widow, featuring original stained glass and complete with an inset cast iron log burner.





# Property Details.

## Ground Floor

### Entrance Hall

13' 3" x 5' 1" (4.04m x 1.55m) Wood effect laminate flooring, radiator, UPVC entrance door to front aspect, under stairs storage cupboard, radiator, stairs to first floor, further doors to:

### Living Room



11' 4" x 28' 2" (3.45m x 8.59m) UPVC bay window to front aspect, wood effect laminate flooring, radiator, cast iron feature log burner, television ariel point, internal glass panel double doors to:

### Kitchen/Diner



16' 6" x 13' 1" (5.03m x 3.99m) Kitchen comprising of modern fitted base and eye level units with working surfaces over, inset ceramic sink, drainer with tap over, space for freestanding and under counter appliances, Rangemaster Oven (STN) with extractor fan over, tiled floor, centre island with breakfast bar and space for stalls under, tiled floor, tiled splash backs, inset spotlights, UPVC windows to rear aspect, UPVC french doors to rear aspect (leading to private rear garden), radiator

## Family Bathroom



UPVC window to side aspect, tiled floor, four piece bathroom suite comprising of; panel bath with tiled wall surround, separate walk in shower with tiled wall finish, vanity wash hand basin, W.C, tiled floor, chrome wall mounted towel rail

## First Floor

### First Floor Landing

UPVC window to side aspect, loft access, radiator, smoke alarm, doors to:

### Master Bedroom



10' 4" x 13' 3" (3.15m x 4.04m) UPVC window to rear aspect, UPVC french doors to rear aspect (leading to balcony), bespoke blackout blinds, walk in wardrobe with velux window and rail, radiator

# Property Details.

## Bedroom Two



15' 0" x 11' 0" (4.57m x 3.35m) UPVC bay window to front aspect, radiator

## Bedroom Three



12' 9" x 11' 2" (3.89m x 3.40m) Sky light, radiator

## Bedroom Four

6' 3" x 8' 2" (1.91m x 2.49m) UPVC window to front aspect, radiator

## Shower Room & W.C



W.C, tiled floor and walls throughout, shower cubicle with tiled wall behind, inset spotlights, wall mounted wash basin, extractor fan, chrome wall mounted towel rail

## Garden, Parking & Outside



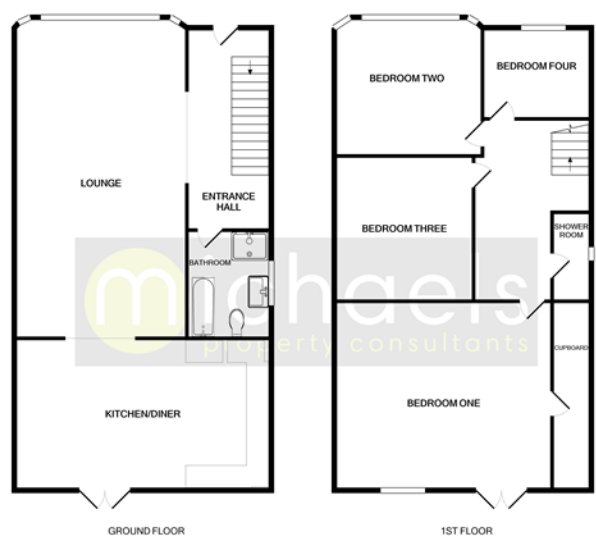
This property occupies an excellent size plot. The garden measures approximately 100ft and commences with an attractive large patio area, with the remainder predominantly laid to lawn and enclosed by panel fencing. The garden features an array of mature trees and there is a gate that provides side access. To the rear of the garden, there is the added benefit of a detached workshop/out building, this of which could be utilised to an array of different uses. These ranging from an outdoor office, bar or gym. There is also a detached double length garage with full power and up and over door.

Off road parking is easily accessible on road for multiple vehicles, on a private driveway and enclosed by a handsome brick wall and allows for privacy from Ipswich Road, with an array of mature shrubs and plants.



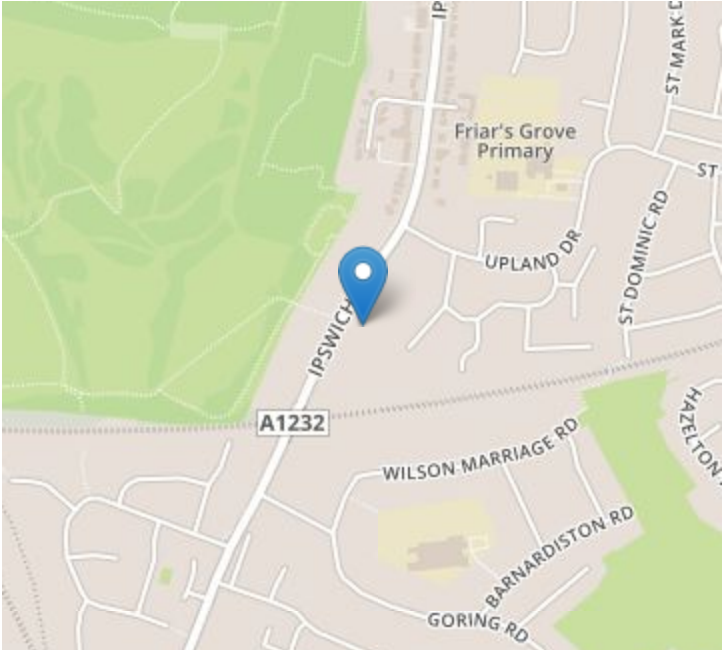
# Property Details.

## Floorplans

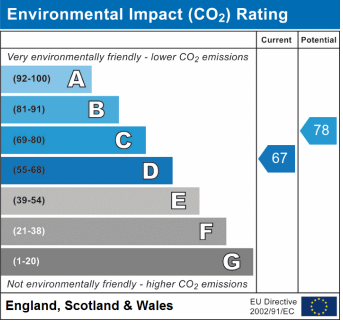
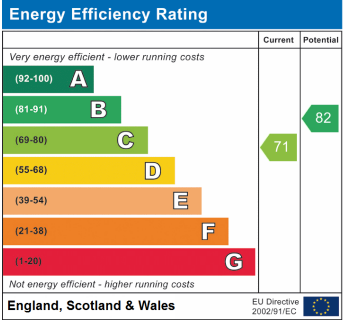


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

