



- A Much Improved And Extended Home
- One Bedroom Detached Annexe/Bungalow
- Four Well Pro-Portioned Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility & Cloakroom
- Detached Outbuilding Offering Gym, Beauty/Salon Room And Storage

**311 Ipswich Road, Colchester, Essex.
CO4 0HN.**

A rare opportunity to purchase this immaculately presented and much improved, 1930's double fronted detached four bedroom home residing on a generous plot and featuring a fully detached one bedroom annexe/bungalow. Situated to the north of Colchester and offering brilliant access to the A12, The Colchester Town Centre and all three train stations located within Colchester. The property also falls within the catchment area for the highly regarded Gilbert secondary school.



Property Details.

Ground Floor

Entrance Hall

Entrance door, radiator, stairs to first floor, tiled floor. Doors to:

Sitting Room



14' 1" plus bay x 11' 11" (4.29m plus bay x 3.63m) Double glazed bay window to front aspect, feature fireplace with log burner and tiled hearth, Amtico flooring, radiator, door to inner lobby.

Living Room



23' 5" plus bay x 11' (7.14m plus bay x 3.35m) Double glazed bay window to front, feature fireplace with log burner and tiled hearth, bespoke solid wood flooring, two radiators, spot lights, double opening to kitchen.

Inner Lobby

Understairs storage, opening to kitchen diner.

WC

Low level wc, wash hand basin, bespoke tiled splashbacks, spot lights, tiled floor, radiator.

Kitchen/Breakfast Room



20' 9" max x 15' 4" max (6.32m max x 4.67m max) Double glazed windows to the rear and side, door to garden, range of wall and base units with roll edge work surfaces, inset two bowl ceramic butler style sink & drainer, space for oven, cookerhood, integrated dishwasher and fridge/freezer, radiator, tiled splash backs, island, spot lights, tiled floor. Door to:-

Utility Room

5' 7" x 3' 10" (1.70m x 1.17m) Wall and base units, plumbing for washing machine, work surfaces, radiator, spot lights, tiled flooring.

First Floor

Galleried Landing

Radiator, storage cupboard, doors to:-

Bedroom One



15' 3" max x 12' 1" (4.65m max x 3.68m) Double glazed window to rear, radiator, doors to dressing room.

Property Details.

Dressing Room

8' 1" x 6' 7" (2.46m x 2.01m) Double glazed window to rear, radiator, built in wardrobes.

En-Suite Shower Room

Double glazed window to side, double shower cubicle, low level wc, wash hand basin, extractor fan, part tiled walls, shaver point, spot lights, tiled floor, heated towel rail.

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m) Double glazed window to rear, radiator, cupboard housing boiler, original feature fireplace.

Bedroom Three

11' 11" x 10' 6" (3.63m x 3.20m) Double glazed windows to front and rear, radiator, tv point, original feature fireplace.

Bedroom Four

8' 10" x 7' 11" (2.69m x 2.41m) Double glazed windows to front and rear, radiator, loft access.

Family Bathroom



Double glazed window to side, roll top bath with mixer tap and shower attachment, shower cubicle, low level wc, wash hand basin, extractor fan, spot lights, tiled floor, bespoke designed splash backs.

Detached Annexe

Annexe Entrance Hall

Cupboard housing boiler, doors to:-

Annexe Kitchen

12' 11" x 7' 7" (3.94m x 2.31m) Double glazed window to the front, french doors to garden, range of wall and base units with roll edge work surfaces, inset sink & drainer, electric oven and hob with cookerhood over, radiator, tiled splash backs, tiled floor.

Annexe Living Room

12' 11" x 10' 1" (3.94m x 3.07m) Vaulted ceiling, radiator, double glazed window to front, spot lights.

Annexe Double Bedroom

13' 4" x 9' 7" (4.06m x 2.92m) Double glazed window to side, radiator, spot lights, loft access.

Annexe Bathroom

Double glazed window to side, panel bath with mixer tap, low level wc, wash hand basin, extractor fan, shaver point, spot lights, tiled floor, chrome heated towel rail.

Outside

Garden



The property also enjoys a very generous plot with an extensive rear garden offering a brilliant space for outdoor dining with a large patio and BBQ area. The garden is also enclosed by panel fencing with gated side access.

Further Outbuildings

Split into two parts, currently being used as a gym and beauty room. Double glazed windows, panel heater, spot lights, double glazed french doors to garden.

Driveway

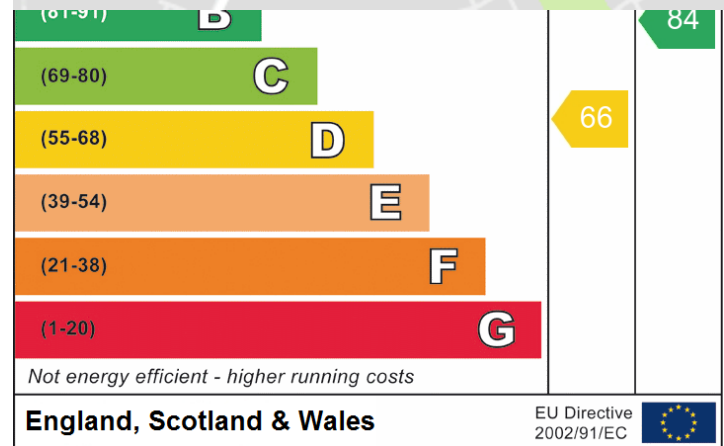
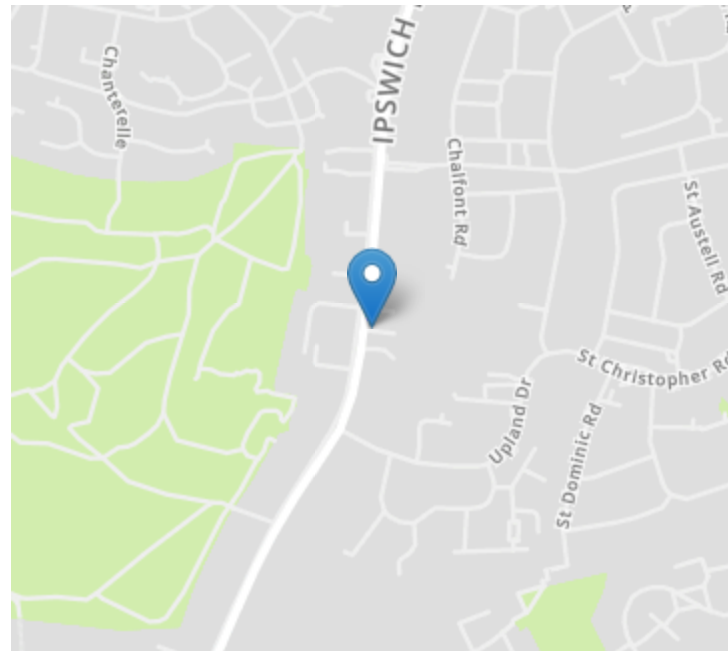
Resin driveway providing off road parking.

Property Details.

Floorplans



Location



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.