



- Easy Access to Colchester North Station & Colchester General Hospital
- Within Close Proximity Of Colchester's City Centre & Train Station
- An Exceptional Conservatory
- Ample Off Road Parking
- An Prime Example Of A Double Bay Fronted Detached Family Home
- Shaker Style Kitchen With Island & Utility Area
- Large Rear Garden
- An Ideal Family Home Or Suitable For Working Professionals

321 Ipswich Road, Colchester, Colchester, Essex. CO4 0HN.

Presented in excellent decorative order, this characterful double bay-fronted detached family home enjoys a prime position along the sought-after Ipswich Road. It benefits from convenient access to key amenities including the A12 and A120, Colchester General Hospital, and North Station with its fast links to London. The historic city centre, local shops, and well-regarded schools, including The Gilberd Secondary School, for which the property sits within catchment, are all within easy reach.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hallway

Living Room



12' 1" x 12' 1" (3.68m x 3.68m)

Reception Room/Bedroom



12' 1" x 10' 10" (3.68m x 3.30m)

Ground Floor Shower Room



7' 10" x 5' 9" (2.39m x 1.75m)

Kitchen



23' 10" x 8' 10" (7.26m x 2.69m)

Utility Room

5' 9" x 5' 6" (1.75m x 1.68m)

Conservatory



21' 11" x 13' 5" (6.68m x 4.09m)

First Floor

Landing

Property Details.

Bedroom One



12' 1" x 10' 10" (3.68m x 3.30m)

Bedroom Two



12' 1" x 9' 3" (3.68m x 2.82m)

Bedroom Three



8' 7" x 7' 9" (2.62m x 2.36m)

Bathroom



8' 2" x 4' 6" (2.49m x 1.37m)

Outside



Outside, the home enjoys an impressive 175-foot east-facing garden with multiple seating and entertaining areas, including a paved patio, raised decking areas, a lawn, and even a treehouse. A single-length garage sits to the side of the property, and the front offers ample off-street parking.

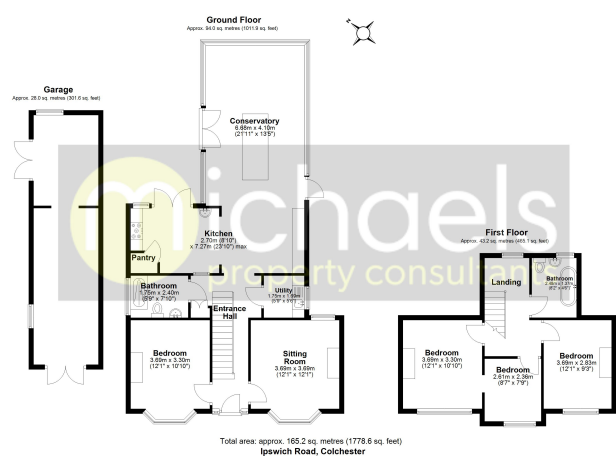
Agents Notes

We are advised by the seller that there planning permission on the external rear of the property to finish from render to cladding, in order to match the existing exterior.

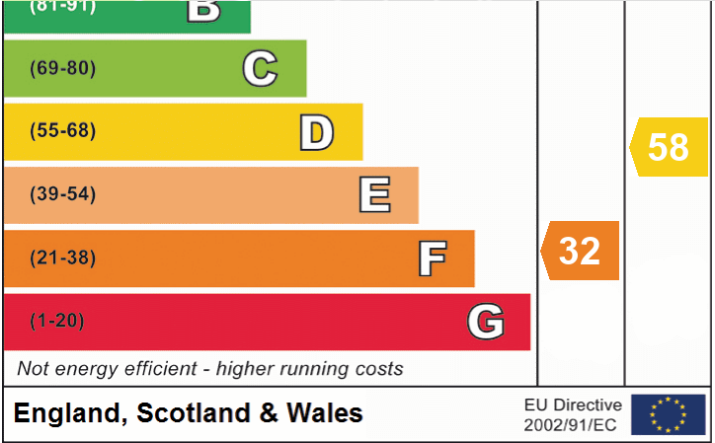
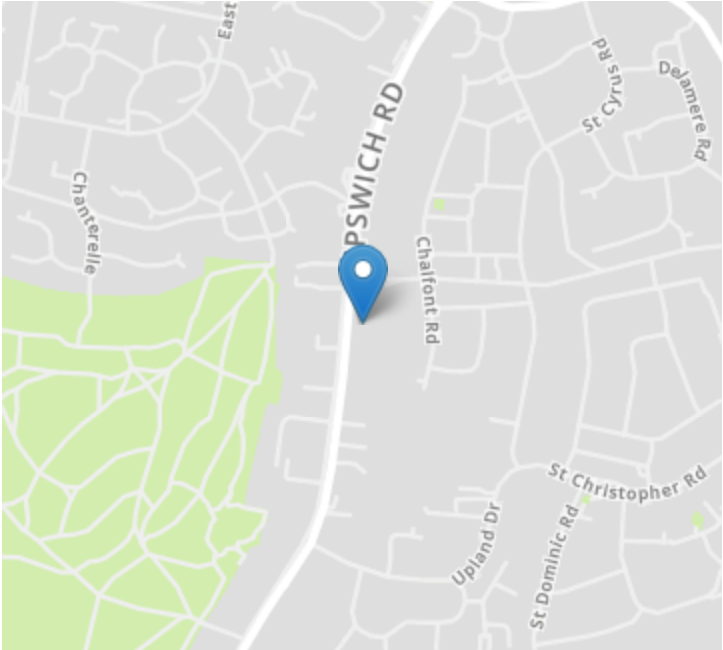
Planning portal number - 222172

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.