

## Colchester Road, Ipswich



- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- EXTENDED KITCHEN/BREAKFAST ROOM
- BAY FRONTED LOUNGE WITH WOOD BURNER
- EASY ACCESS TO A12 & A14
- GROUND FLOOR AND FIRST FLOOR MODERN BATHROOMS
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- OPEN PLAN DINING ROOM WITH FURTHER SNUG
- GOOD SIZE REAR GARDEN WITH PATIO, LAWN AND RAISED DECKING AREA
- CLOSE TO LOCAL AMENITIES

# MARKS & MANN

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# MARKS & MANN



## Colchester Road, Ipswich

We are pleased to bring this well kept and spacious four bedroom semi-detached home to the market for sale. Positioned in an ideal location the property sits close to schools and amenities.

Internally the property benefits from from, on the ground floor: Entrance hall, living room, open plan kitchen/diner and snug, utility and shower room. To the first floor: Landing, bedroom one, bedroom two which features built-in wardrobes, bedroom three, bedroom four and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a well presented garden to the rear aspect.

Call now to register your interest and arrange a private first hand viewing.

**£375,000**

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Entrance Hall

Front door, radiator, under stairs storage. Stairs to first floor.

Living Room

3.73m x 3.96m (12' 3" x 13' 0")  
Multi fuel burner, triple glazed window to front aspect, vertical radiator.

Dining Room

3.48m x 3.33m (11' 5" x 10' 11")  
Electric fireplace, vertical radiator.

Snug

3.40m x 2m (11' 2" x 6' 7")  
French doors to rear aspect, radiator.

Kitchen/Breakfast Room

4.34m x 2m (14' 3" x 6' 7")  
Integrated oven, hob, extractor, sink draining board, double glazed window to side, ceiling spotlights.

Utility Room

Radiator, door to rear.

Shower Room

Shower cubicle, radiator, low level WC, hand wash basin, double glazed window to rear.

Landing

Double glazed window to side aspect.

Bathroom

Double glazed window to side aspect, heated towel rail, bath with shower over, hand wash basin, low level WC.

Bedroom One

3.73m x 3.20m (12' 3" x 10' 6")  
Triple glazed bay window to front aspect, radiator.

Bedroom Two

6.40m x 2m (21' 0" x 6' 7")  
Double glazed window to rear aspect, radiator.

Bedroom Three

2.64m x 2.82m (8' 8" x 9' 3")  
Double glazed window to rear aspect, radiator, fitted wardrobes.

Bedroom Four

2.41m x 2m (7' 11" x 6' 7")  
Double glazed window to front aspect, radiator.

Front Garden

Gravelled front garden with paved hardstanding for multiple vehicles. Side access to garage with power and light.

Rear Garden

Unoverlooked from the rear, mainly laid to lawn with raised decking area, paved and patio areas.

Location

The property is situated to the east of Ipswich close to local amenities. Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP4 4ST as the point of destination.

Important Information

Tenure- Freehold  
Services - we understand that mains, gas, electricity, water and drainage are connected to the property.  
Council tax band: C

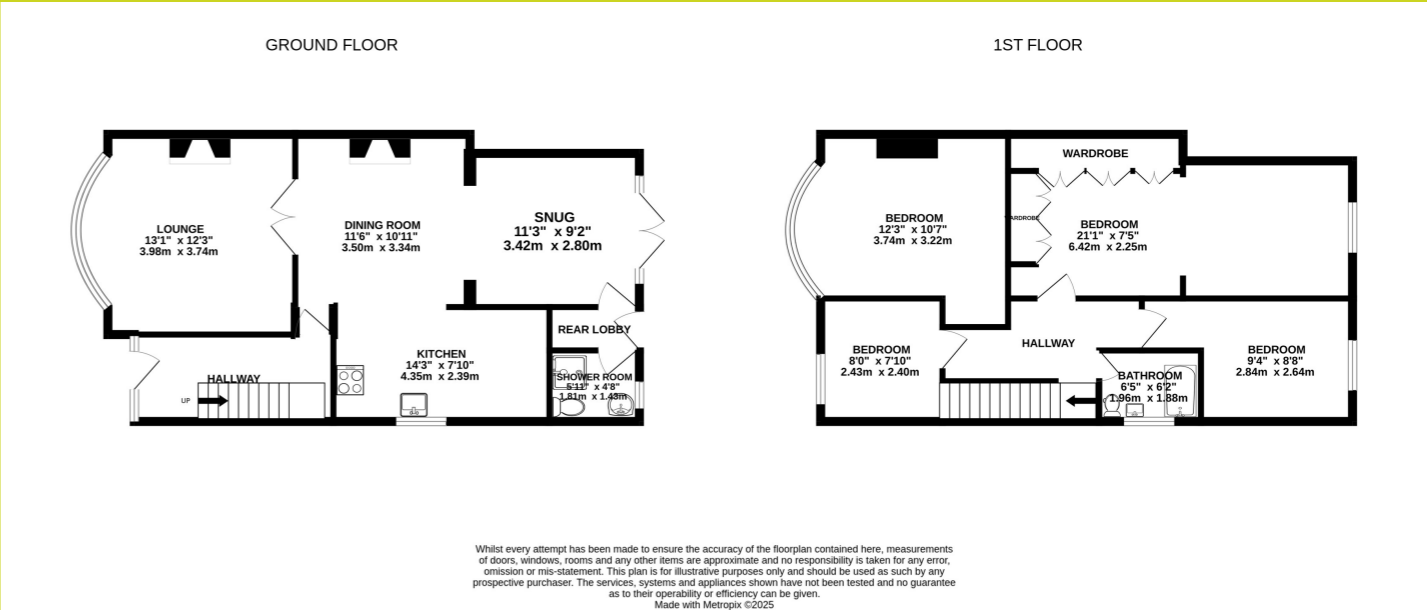
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Disclaimer

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Money Laundering Regulations  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band  
At the time of writing the council tax band for this property is band C.



The above floor plans are not to scale and are shown for indication purposes only.

