



- Detached Family Home
- Three Bedrooms
- Large Reception Room With Feature Fireplace
- First Floor Family Bathroom Suite
- Modern Fitted Kitchen With Dual Oven To Remain & Space For Appliances
- Large Private Rear Garden & Detached Garage
- Off Road Parking For Multiple Vehicles

**162 Ipswich Road, Colchester, Essex.
CO4 0AF.**

A fantastic example of a three bedroom detached family home, situated to the North of Colchester and within close proximity of an array of excellent primary and secondary schooling and therefore making the ideal family home. Detached and occupying a favorable plot, this property features sizeable accommodation well proportioned across both floors. The ground floor accommodation commences with a welcoming entrance hall with a large amount of under stairs storage, sizeable living room with an original working open fireplace and a recently fitted kitchen to the rear of the property with space for freestanding appliances.



Property Details.

Entrance Hall

15' 2" x 5' 6" (4.62m x 1.68m) UPVC entrance door to front aspect, radiator, under stairs storage cupboard, stairs to first floor, doors to:

Kitchen



9' 6" x 17' 7" (2.90m x 5.36m) variety of modern fitted base and eye level units with working surfaces over, breakfast bar, space for range master oven with extractor fan over, space for fridge/freezer, washing machine, dishwasher or further appliances, inset stainless steel sink, drainer with tap over, UPVC windows and door to rear aspect (leading to rear garden).

Living Room



15' 1" x 14' 9" (4.60m x 4.50m) Wood effect laminate flooring, original fireplace (working), UPVC window to front aspect, variety of communication input/outputs

First Floor

First Floor Landing

UPVC window to side aspect, stairs to ground floor, loft access above, further doors to:

Master Bedroom



11' 1" x 13' 6" (3.38m x 4.11m) UPVC window to rear aspect, radiator

Property Details.

Bedroom Two



12' 5" x 12' 3" (3.78m x 3.73m) UPVC to rear aspect, radiator

Bedroom Three

8' 2" x 8' 1" (2.49m x 2.46m) UPVC to rear aspect, radiator

Family Bathroom Suite



Wood effect vinyl flooring, vanity basin, W.C, panel bath with screen and shower over, wall mounted towel rail, tiled walls, spotlights, extractor fan

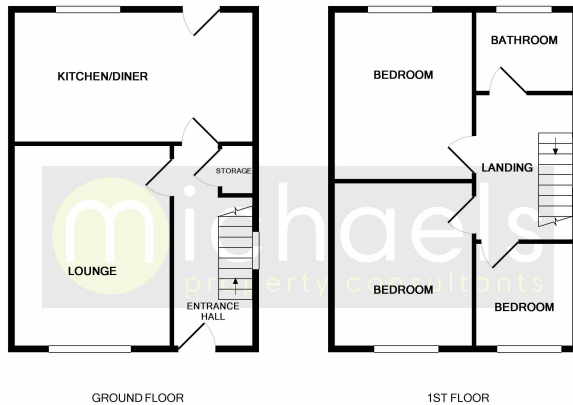
Garden, Parking & Garage



As previously mentioned this property occupies an excellent plot and provides an excellent size rear garden and frontage. The rear garden is on a small gradient and features a large patio area with the remainder laid to lawn. The boundaries are formed by panel fencing and there is a gate that provides side access to the front garden. There is the benefit of detached garage to the rear of the garden with an up and over door. Parking can be found to the rear of the house and the garden is secure by double gates.

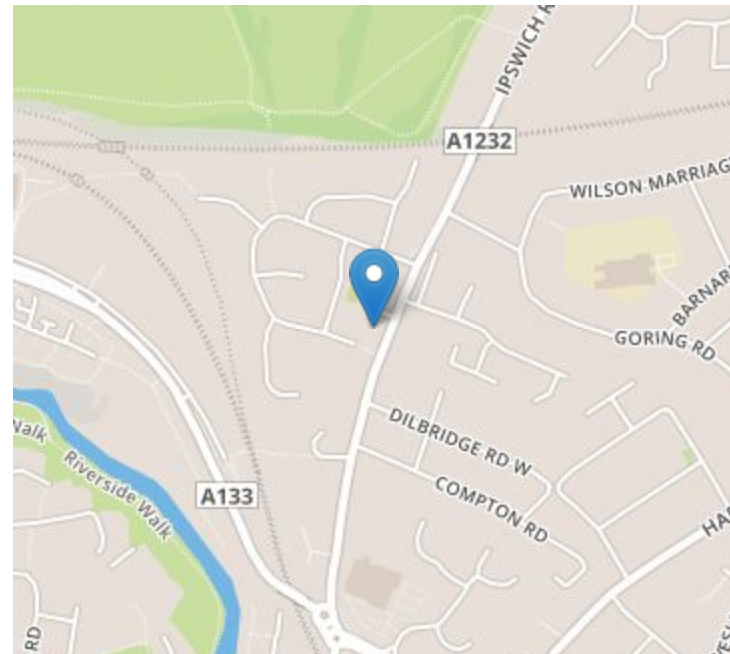
Property Details.

Floorplans

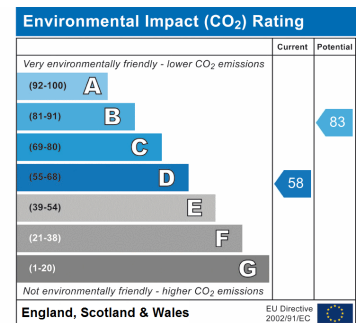
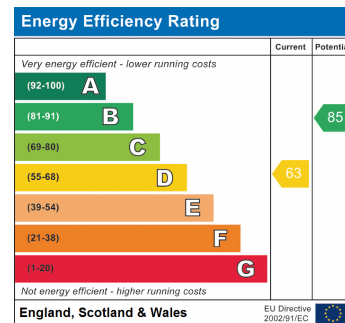


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.