



- An Imposing 1930's Bay Fronted Detached Residence
- North Colchester With Access To North Station, The General Hospital And The Gilbert School
- Wealth Of Generous Accommodation Throughout
- Feature Bay Window To Living Room
- Separate Dining Room
- Three Well Proportioned Bedrooms
- First Floor Family Bathroom Suite
- Large Private Rear Garden
- Off Road Parking & Benefiting From A Garage
- No Onward Chain

457 Ipswich Road, Colchester, Essex. CO4 0HQ.

Open House Saturday 15th January 11:00am -13:00pm By Appointment Only Guide Price £400,000-£425,000** This imposing bay-fronted 1930's detached residence is positioned in a popular location in North Colchester and offers a wide range of excellent amenities close by, as well as a variety of great comprehensive primary and secondary schooling. It is also within moments of the A12 and Highwoods Square, home to a Tesco Extra store, post office and doctors and dentist surgery. This impressive home commences with a welcoming entrance hall of which leads on to a sizeable reception room, featuring a bay window and inset cast iron log burner. The dining room is positioned to the rear of the property and features UPVC french doors and windows, offering unrestricted views of this homes beautiful gardens. The kitchen houses an array of modern fitted gloss units and is complete with a range of fitted appliances throughout. The first floor houses three generously sized bedrooms and a tiled four piece family bathroom suite.



Property Details.

Ground Floor

Entrance Hall

Entrance door providing access to hallway, radiator, under stairs storage cupboard, further under stairs larder cupboard, doors providing access to:

Reception Room



16' 2" x 13' 2" (4.93m x 4.01m) Bay window, inset feature cast iron log burner, wood floor, radiator, variety of communication points

Kitchen



9' 5" x 8' 8" (2.87m x 2.64m) UPVC door providing access to rear garden, double glazed window to side aspect, inset sink and drainer with taps over, inset oven and microwave, tiled flooring, a range of fitted base eye level units with work surfaces, inset four ring electric induction hob and extractor fan over

Dining Room



12' 2" x 10' 7" (3.71m x 3.23m) Large UPVC door to garden, feature fireplace, radiator, stained glass window to side aspect

First Floor

Master Bedroom



16' 2" x 11' 6" (4.93m x 3.51m) Feature bay window to front aspect, radiator, space for free standing wardrobes

Property Details.

Bedroom Two



12' 3" x 12' 0" (3.73m x 3.66m) Double glazed window to rear aspect,, radiator, built in wardrobes and units

Bedroom Three



7' 5" x 7' 4" (2.26m x 2.24m) Double glazed window to front aspect, radiator

Family Bathroom Suite



7' 5" x 7' 1" (2.26m x 2.16m) Double glazed window to rear aspect, three piece bathroom suite comprising of tiled flooring, shower cubicle, panel bath, vanity wash basin, seperate W.C, loft hatch over

Outside, Gardens, Garage & Parking



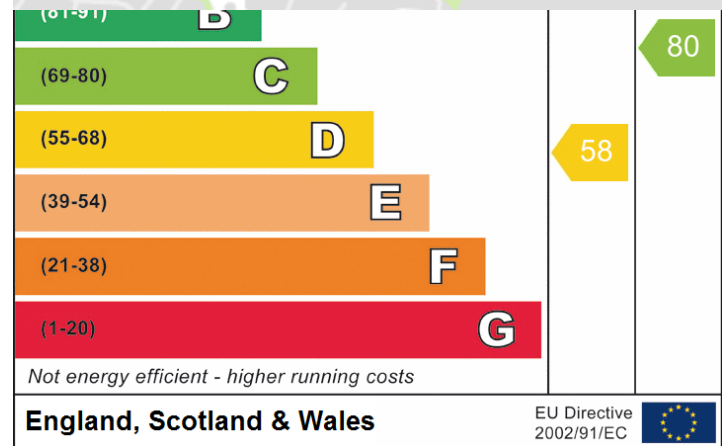
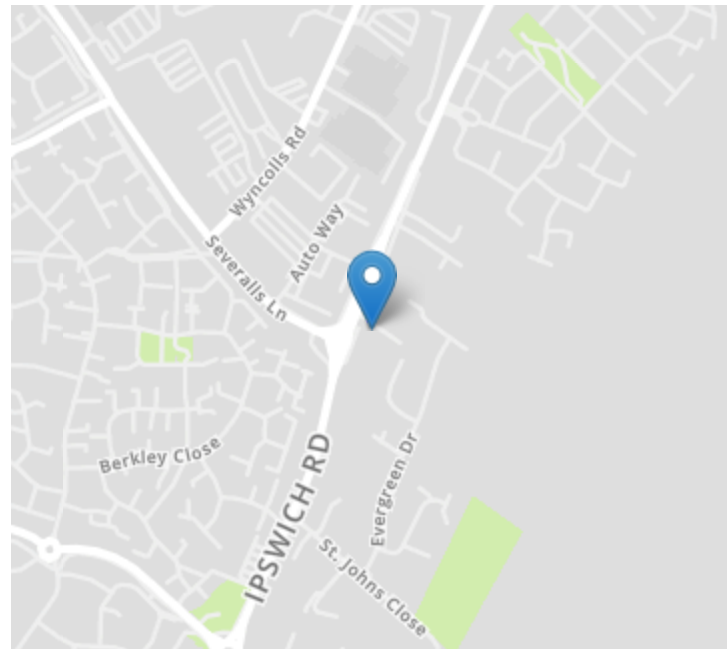
This family home is further enhanced with beautiful gardens and features an array of mature shrubs, bushes and plants throughout, with the remainder predominantly laid to lawn. There is also a patio area, ideal for outdoor seating and dining furniture. There is access to an outside toilet and also side access to the front of the property which features a garage, off road parking on a private driveway and outdoor tap. As previously mentioned, to the rear of the property there is the addition of a brick built workshop which contains electricity. There is also a greenhouse and additional shed to remain with the property.

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.