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Colchester Road

Northgate Catchment, Ipswich, IP4 4RD

Guide price £325,000

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Front Garden

To the front of the property is a gravel driveway provide providing parking for at least three cars, new double wooden gates which open out into a side driveway providing further parking which in turn leads to a detached garage at the rear of the garden.

Entrance Porch

Lovely original leaded light and stained glass top and side panels with leaded light glazed front entrance door through to the entrance hallway.

Entrance Hallway

Radiator, stairs rising to the first floor with understairs units, shelving, and doors to sitting room, lounge / dining area and downstairs shower room.

Lounge / Dining Area

12'0" x 10'11" + 11'10" x 9'2" (3.66m x 3.33m + 3.61m x 2.79m)

Superb open plan extended room which is southerly facing with a feature glazed vaulted ceiling, making this full of natural light and sunlight throughout the day, with panelling, double glazed windows and part glazed door opening out to rear, double radiator, wall light points, single radiator and new carpet flooring.

Sitting Room

12'3" x 10'10" (3.74 x 3.31)

Focal point of the of this room is a lovely feature Victorian style fireplace in a slate hearth and marble surround, feature, double glazed bay window to front, feature parquet flooring with radiator, high lip skirting board and picture rail.

Kitchen

12'0" x 8'3" (3.66 x 2.52)

Bespoke Shaker style kitchen with excellent selection of fitted units, comprising base drawers, cupboards, and eye level units with plate rack, double bowl sink unit with both wood and a quartz worktops, Zannusi double oven in recess and a high level extractor hood above, double glazed windows to rear southerly facing, glazed door to the side, radiator and Kardean solid wood flooring or laminate flooring.

Utility Room

6'11" x 4'1" (2.12 x 1.27)

Wall mounted Worcester Green Star boiler, Karndean solid wood flooring or lamiante flooring, full width worksurafce and plumbing for a washing machine underneath.

Downstairs Shower Room

6'11" x 4'5" (2.12 x 1.36)

Modern walk-in double shower, WC, vanity unit wash basin with cupboards beneath, double radiator, recess ceiling spotlights, extractor fan, and a double glazed window to side.

Landing

Doors to all bedrooms and the bathroom.

Bedroom One

11'10" x 11'3" (3.61 x 3.44)

Double glazed bay window to front, radiator and carpeted flooring.

Bedroom Two

10'11" x 10'11" (3.35 x 3.33)

Range of full width fitted wardrobes with shelving, airing cupboard with shelved storage space, shelving either side of the chimney breast, radiator, carpet flooring and a double glazed window to rear with lovely views overlooking trees.

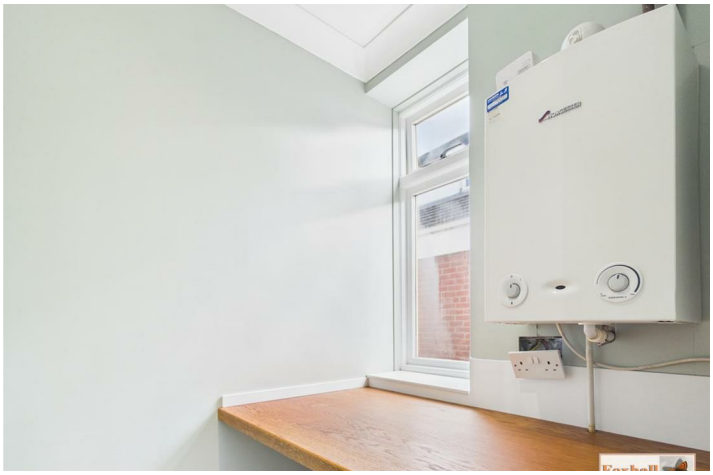
Bedroom Three
8'1" x 6'7" (2.46m x 2.01m)
Radiator, carpet flooring and a double glazed window to front.

Bathroom
7'7" x 6'10" (2.33 x 2.09)
Corner bath, vanity unit wash basin inset into unit with drawers and worksurface, W.C., radiator, access to loft space and a double glazed window to front which is south facing making this a lovely sunny and bright room for most of the day.

Rear Garden
Commences with a south facing patio, which is an absolute sheltered suntrap the garden is unoverlooked from the rear backing onto trees. The garden itself is laid to lawn with a good selection of established flowers and shrubs and is enclosed by panel fencing and a low brick wall.

Garage
Concrete sectional garage with double wooden doors.

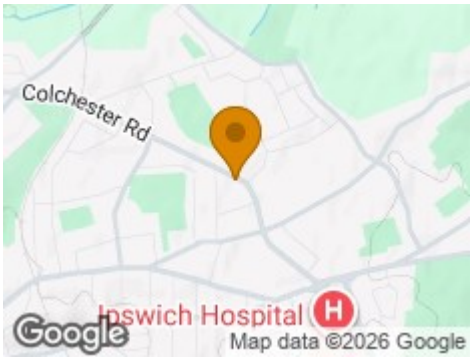
Agents Notes
Tenure - Freehold
Council Tax Band - C



Road Map

Hybrid Map

Terrain Map

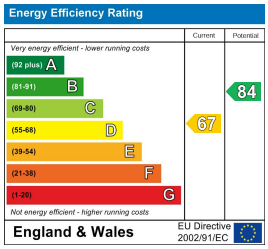


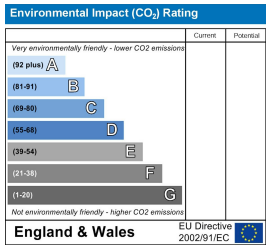
Floor Plan

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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