

7 Colchester Road, Ipswich, IP4 3BT



Freehold

Guide Price

£390,000

Subject to contract

65ft. rear garden

3 bedrooms
Sitting room, dining room
Modern kitchen



Situated in The Northgate High school area is this detached property with a modern kitchen and 65ft rear garden

Some details

General information

Situated on the north east side of the town within the popular Northgate High School area is this three bedroom detached house. The property is recessed from the main Colchester Road by a slip road and it has a modern kitchen, ground floor shower room, first floor bathroom, double glazed windows, gas central heating, parking and a 65ft. rear garden.

The reception hall has stairs to the first floor and an understair cupboard. The sitting room is located to the front and has a wood effect floor and feature fireplace and surround. The dining room is located to the rear and also has a wood effect floor with French doors that open to the conservatory which is of upvc construction and has French doors to the rear garden and a tiled floor. The modernised kitchen is well equipped with a range of base units, wall cupboards, work tops and drawers. There is a hob, electric oven, extractor hood and integrated dishwasher. From here there is a rear lobby with further door to the garden and a utility cupboard which has a window to the rear along with space and plumbing for a washing machine. The ground floor shower room comprises a shower, basin and WC.

The landing has access to the bedrooms and the bathroom. The main bedroom is located to the front and has a bay window. Bedroom two is also a generous size double and bedroom three is located to the rear. All three bedrooms have wood effect flooring. The modern family bathroom is located to the front and has a Victorian style rolltop bath, basin and WC.

Reception hall

15' 2" x 5' 11" (4.62m x 1.8m)

Sitting room

14' into bay x 13' 1" (4.27m x 3.99m)

Dining room

12' 6" x 11' 5" (3.81m x 3.48m)

Conservatory

10' 1" x 8' 2" (3.07m x 2.49m)

Kitchen

9' 4" x 7' 6" (2.84m x 2.29m)

Utility cupboard

6' 9" x 2' 11" (2.06m x 0.89m)

Shower room

5' 6" x 4' 9" (1.68m x 1.45m)

Landing

Bedroom one

14' 1" into bay x 13' 2" (4.29m x 4.01m)

Bedroom two

12' 6" x 11' 8" (3.81m x 3.56m)

Bedroom three

9' 5" x 7' 7" (2.87m x 2.31m)

Bathroom

7' 4" x 5' 11" (2.24m x 1.8m)

The outside

The property is recessed from the main Colchester Road by a slip road. To the front of the property is a garden which is in part has been laid to provide parking the remainder has been laid to flower beds and shrubs. To the side there is a narrow driveway that leads to the rear garden.

The rear garden measures approximately 65ft in length and is laid predominantly to lawn with a patio area. There is a range of flower beds and shrubs and a decking area and summerhouse. There is also a garage suitable for storage purposes.

Where?

The property is situated on the popular north east side of the town within the Rushmere Hall Primary and Northgate High School area. There are a range of local shops and amenities including Ipswich Hospital, all within easy striking distance.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Directions

Leaving Ipswich town centre along Crown Street take a half left into Soane Street and at the T-junction turn left onto Bolton Lane. Proceed up the hill and with the Woolpack Public House directly in front of you turn right onto Tuddenham Road and follow this until reaching the roundabout for Valley Road and Colchester Road. At the roundabout take the third exit onto Colchester Road and then take the first slip road where the property can be found on the left identified by a Fenn Wright board.

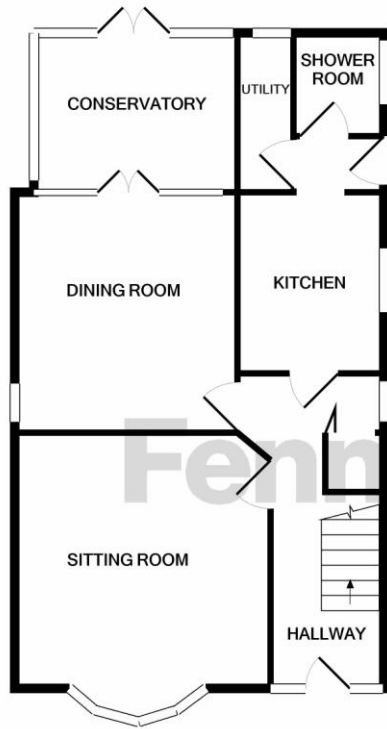
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

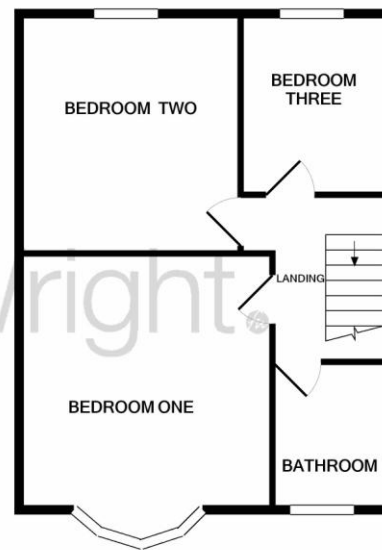
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Viewing

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