

282 Ipswich Road, Colchester, CO4 0ES



Freehold

Guide Price

£350,000

Subject to contract

3 bedrooms
3 reception rooms
2 bathrooms



An opportunity to acquire an established home, of some character, with wonderful orangery, spacious attic room, garage and mature garden extending to around 90ft. in depth.

Some details

General information

Occupying an excellent position within easy reach of local primary and secondary schools along with the mainline railway station, a deceptively spacious three bedroom home of some character, with a wonderful orangery and mature garden extending to around 90ft. in depth.

The accommodation briefly comprises an entrance hall with stair flight to the first floor and storage cupboards under. The front facing sitting room is a room of some character with its high ceiling, bay window and feature central fireplace with display mantle. The dining room has a central fireplace and opens out onto the orangery, a superb room with lantern light and double doors opening onto the rear garden, door to the side shared passageway. The kitchen (which also opens out onto the orangery) has worksurfaces with cupboards, drawers and space under, inset one and a half bowl sink, plumbing for automatic washing machine, integrated dishwasher.

On the first floor the landing has a stair flight to the second floor and there are three bedrooms, two of which have wardrobes along with the family bathroom having panel bath, wash basin, low level W.C, range of fitted storage cupboards and wall mounted gas boiler.

On the second floor is a useful attic room and ensuite shower room with tiled shower cubicle, low level W.C and wash basin.

Sitting room

13' 6" x 13' 4" (4.11m x 4.06m)

Dining room

14' x 10' 9" (4.27m x 3.28m)

Orangery

19' x 16' (5.79m x 4.88m)

Kitchen

10' 2" x 7' 9" (3.1m x 2.36m)

Landing

Bedroom one

14' 2" x 9' 6" (4.32m x 2.9m)

Bedroom two

11' 8" x 9' 8" (3.56m x 2.95m)

Bedroom three

9' 3" x 8' (2.82m x 2.44m)

Bathroom

12' x 7' 4" > 5' 4" (3.66m x 2.24m)

Attic room

16' 6" (average measurement) x 19' 9" (5.03m x 6.02m)

Ensuite

5' 4" x 4' 6" (1.63m x 1.37m)

The outside

The property is set back from the road with mature front garden and to the rear the garden extends to around 90ft. in depth providing a delightful setting to the property. The garden is predominantly lawn with patio area, pond, mature trees, plants and flower beds. Rear access via gate leading to the garage with up and over door.

Where?

The property is situated to the north of Colchester close to good primary and secondary schooling with shopping facilities for day to day needs nearby. There is good access to the A12/A120 interchange leading to London M25 and A14 to the north. Colchester General Hospital is a short distance away as is Colchester North Station which offers services to London Liverpool Street. The town centre is itself a short distance away offering a further varied range of shopping facilities, bars and restaurants.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - D

Our ref - GMB

Directions

Proceed to the north of the Colchester along the Ipswich Road, over the main roundabout (by the Rovers Tye public house) where the property will be located further along on the left hand side, set back from the road.

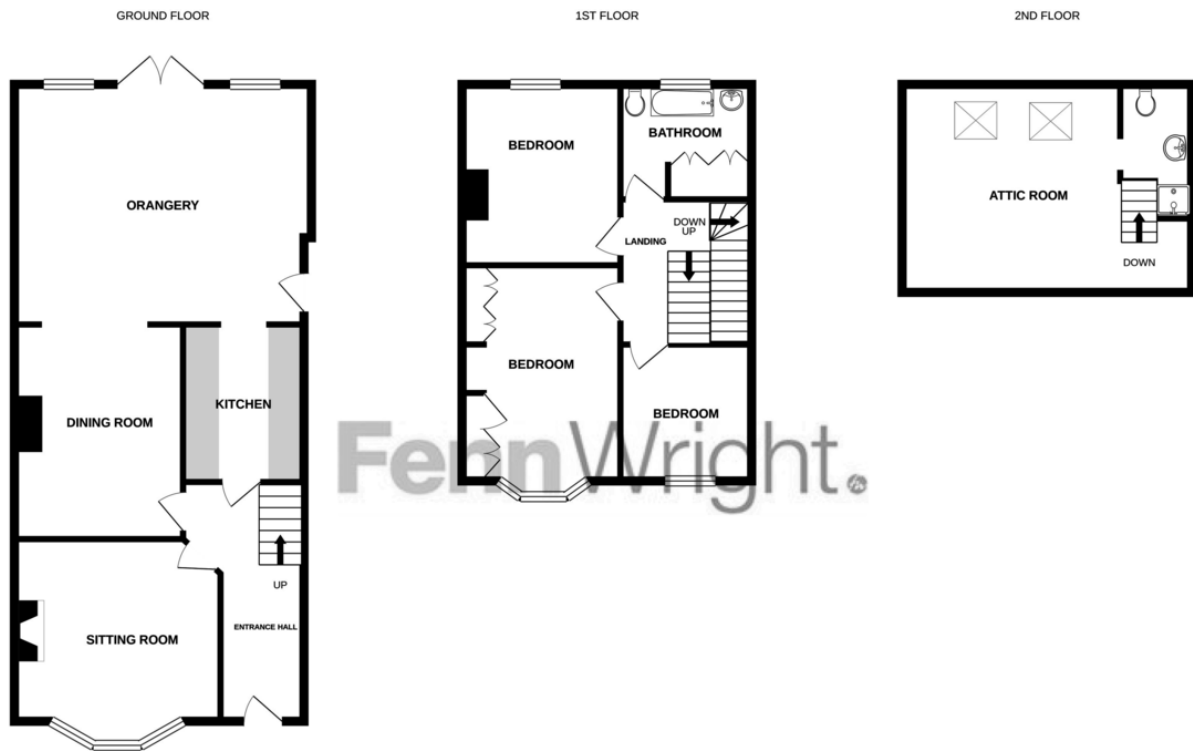
Further information

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

To make an appointment to view this property please call us on 01206 763 388.



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