



Ipswich Road | Colchester | CO4 9HB

FINE & COUNTRY









STEP INSIDE

This exquisite property is located in the charming northern part of Colchester, surrounded by excellent primary and secondary schools and conveniently close to shopping amenities for everyday needs. The A12/A120 interchange, providing easy access to London M25 and A14 to the north, is within reach. Additionally, Colchester General Hospital and Colchester North Station, offering services to London Liverpool Street, are just a short distance away. The city centre, with its diverse range of shops, bars, restaurants, and more, is also easily accessible.

Situated on a generous plot of just over a third of an acre (subject to local survey), this stunning five-bedroom detached family home combines classic charm with modern comforts. The original part of the property is believed to date back to the 1800s, and over the years, it has been tastefully extended to provide ample accommodation for the entire family.

Step inside the entrance hallway, where you'll find a convenient storage cupboard, access to the snug and lounge, and stairs leading to the first floor. The lounge is a truly inviting space, perfect for unwinding in front of the fireplace after a long day. With its windows and doors opening onto the rear garden, the room is filled with natural light. Transition into the open plan kitchen and dining room, a fantastic area for cooking and entertaining loved ones. Complete with an open fireplace, the space exudes warmth and character. The kitchen features a breakfast bar, two double ovens, generous worktop space, and ample storage. Adjacent to the kitchen is a practical utility room, accessible from the rear lobby. From here, turn right into the children's playroom, which also provides access to a convenient ground floor cloakroom. Additionally, before ascending to the upper floor, there is a snug room/office, perfect for those seeking a peaceful retreat.

The first floor accommodates five bedrooms and three bathrooms. The principal bedroom, located at the rear of the property, offers picturesque views of the expansive gardens. It boasts fitted bedroom furniture and its own en-suite facility. Bedrooms two, three, and four are generously sized double bedrooms, while bedroom five serves as a convenient single bedroom, ideal for guests, as it shares a 'jack and jill' shower room with bedroom three. The modern family bathroom is spacious and features a bathtub, W.C., wash basin, and separate shower cubicle.

Moving outside, the property occupies a plot of just over a third of an acre, accessible through double iron gates that lead to a large driveway, providing ample off-road parking for multiple vehicles. Notably, there is a functioning 'well' at the front of the property, drawing water from underground and reflecting the historic use of water from the adjacent Lion and Lamb ale house. A gate grants access to the beautifully landscaped rear garden, predominantly laid to lawn and adorned with a variety of charming plants, shrubs, and trees. Additionally, there is a fire pit with seating, perfect for outdoor gatherings. The garden captivates with its size, offering plenty of space for children to play and adults to entertain, ensuring a truly remarkable outdoor experience.





STEP OUTSIDE

LOCATION

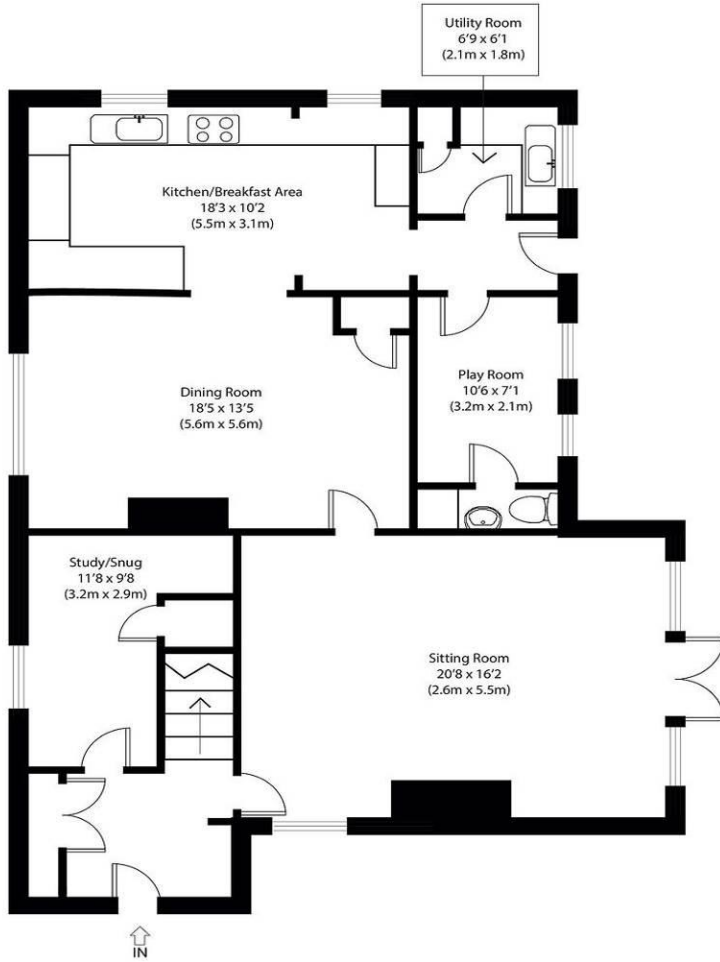
The Property is located in the northern part of Colchester, a historic town in Essex, England. The area offers a desirable residential location with a range of amenities and convenient access to various facilities.

The Location is close to good primary and secondary schools, making it ideal families with children. It also benefits from its proximity to shopping facilities, providing easy access to day-to-day necessities. Additionally, the A12/A120 interchange is within reach, allowing for convenient travel to London, the M25, and the A14.

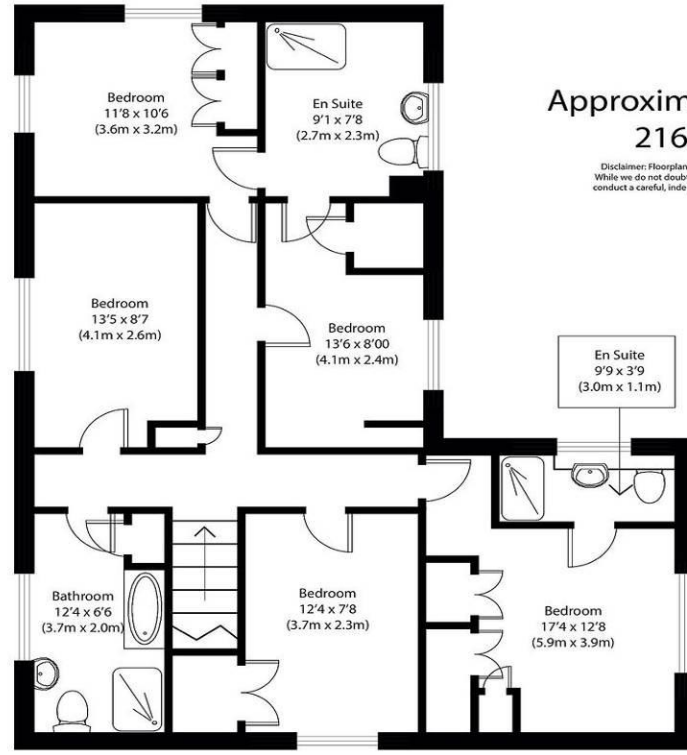
Colchester General Hospital, a prominent healthcare facility, is just a short distance away from the property. This ensures convenient access to medical services for residents in the area. Furthermore, Colchester North Station is nearby, offering services to London Liverpool Street. This makes commuting to the capital or other destinations easily accessible.

For those seeking entertainment and a vibrant city centre experience, residents can enjoy a diverse range of shopping facilities, bars, restaurants, and other amenities. The city centre provides a lively atmosphere and a variety of options for leisure and entertainment.

Overall, this property offers a desirable location in Colchester, with its convenient access to schools, shopping facilities, healthcare services, transportation links, and the vibrant city centre. It is an excellent choice for individuals and families looking for a well-connected and vibrant community to call home.



Ground Floor



First Floor

Approximate Gross Internal Area
2165 sq ft (201 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



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