



## Colchester Road

Ipswich, IP4

O.I.R.0 £475,000

**Superb Extended Four/Five Bedroom Detached Family Home – Northgate Catchment**

A truly exceptional detached four/five bedroom family home, extensively extended and improved throughout to a superb standard with high-quality finishes and a wealth of original character

Occupying a generous plot with a beautifully landscaped rear garden extending approximately 115ft, this versatile and spacious property is ideally located in the sought-after Northgate High School catchment area and just a short walk from Ipswich General Hospital.





# Property Features

- Four/Five bedrooms
- Extended & Improved
- Driveway providing ample parking
- Large rear garden

## Full Description

### DESCRIPTION

#### Key Features

Detached extended family home  
Four/Five bedrooms with flexible living space  
Versatile accommodation throughout  
Superb 115ft rear garden – private, landscaped, and designed for all the senses with three patio areas, ideal for outdoor entertaining  
Generous off-street parking for multiple vehicles to the front  
Original features retained: high ceilings, stained glass, fireplaces

#### Accommodation Comprises:

Entrance Hallway- bright and spacious welcome to the home, retaining original features and offering access to the ground floor accommodation.

Lounge-character filled reception room featuring an ornate cast iron fireplace, large window to the front aspect, and high ceilings.

Kitchen / Dining Room- A stunning, newly fitted kitchen with a large central island, Velux roof window, integrated appliances, and French doors leading directly out to the garden. A perfect space for modern family living and entertaining, Walk-in Utility / Pantry Room

Adjoining the kitchen, offering practical storage and laundry space.

#### Bedroom Four / Family Room

Bedroom Five – Currently used as a bedroom but ideal as a home office or study

Luxury Ground Floor Shower Room beautifully appointed with modern fittings and stylish finish.

#### First Floor Accommodation:

Bedroom One-Spacious double room overlooking the rear garden.

Bedroom Two- Generous double bedroom with front aspect window.

Bedroom Three-A well-proportioned single or small double bedroom.

Luxury Family Bathroom-Fully fitted to a high standard with elegant tiling and quality fixtures.

#### Outside:

Rear Garden – Approx. 115ft

A truly private and mature garden, stocked with an abundance of plants, shrubs, and trees. Three patio areas provide ideal spaces for relaxing or entertaining. A garden designed to delight all the senses.

#### Front Garden / Driveway

Large frontage with off-street parking for several vehicles.

#### Location Highlights:

Situated within the Northgate High School catchment

Short walk to Ipswich General Hospital

Close to local shops, parks, and transport links

#### Agents Note:

Homes finished and maintained to this standard, with such generous gardens and versatile layouts, rarely come to the market in this area. Early viewing is highly recommended to appreciate everything this superb home has to offer.









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements