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174 Colchester Road, Ipswich
Ipswich



Minors & Brady

174 Colchester Road

Ipswich

There's an immediate sense of space and possibility as you arrive at this well-positioned three-bedroom semi-detached home in Ipswich. Set on a generous wrap-around plot, the property offers bright, well-proportioned living spaces designed for both everyday comfort and easy entertaining, with a natural flow from the bay-fronted living room through to the dining area and out into the garden. Ideal for family life, the accommodation is both flexible and practical, while the scope to extend (subject to planning) provides an exciting opportunity to grow with the home over time. Combining indoor space, outdoor potential and a convenient location close to amenities and transport links, this is a home that lends itself to relaxed, modern living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.



174 Colchester Road

Ipswich

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Colchester Road in Ipswich runs east from the town centre as part of a busy arterial route, sitting within a predominantly residential area that blends older interwar housing with some later infill. The immediate setting is suburban and functional, with steady traffic reflecting its role as a main link towards the eastern side of town and the wider road network beyond. Despite this, the surrounding streets quickly become quieter, and there is accessible green space nearby, including areas around Rushmere and local recreation grounds, which soften the feel of what is otherwise a well-used corridor.

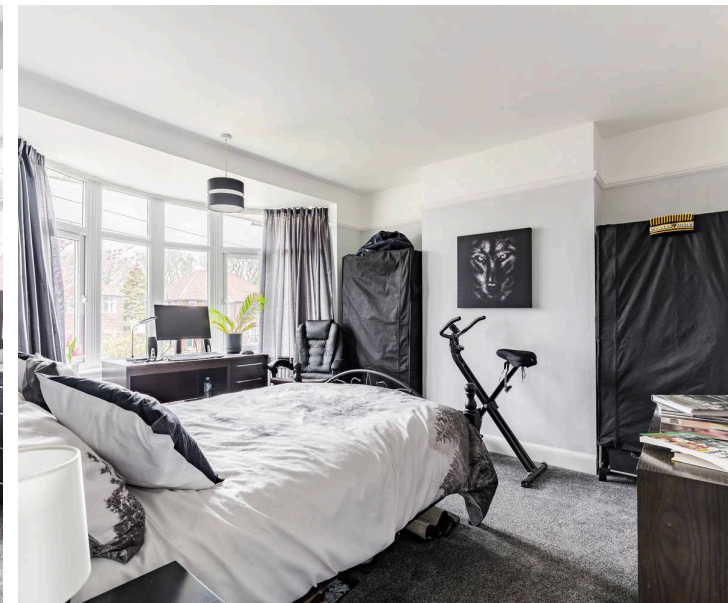
Everyday amenities are clustered along the road and its side streets, giving residents easy access to essentials without needing to travel far. There are small convenience shops, takeaways, and a Co-op food store within walking distance, while a broader range of retail, supermarkets and services can be found a short drive or bus journey away in Ipswich town centre. The area feels established rather than newly developed, with a focus on practical, day-to-day living rather than destination retail or nightlife.

For education, the location is well served by nearby schools. Within close proximity are Sidegate Primary School, St John's Church of England Primary School and Rushmere Hall Primary School, all within a short walk or drive. For secondary education, Northgate High School is one of the nearest and most well-regarded options in the area, making the location particularly convenient for families.

Transport is a strong point, with regular bus services running along Colchester Road providing straightforward access into the town centre and other parts of Ipswich. By car, the route connects easily to the A12 and A14, supporting commuting both locally and further afield. Ipswich railway station is not within walking distance for most, but can be reached by bus or car, offering direct services to London and other regional destinations.

M&B

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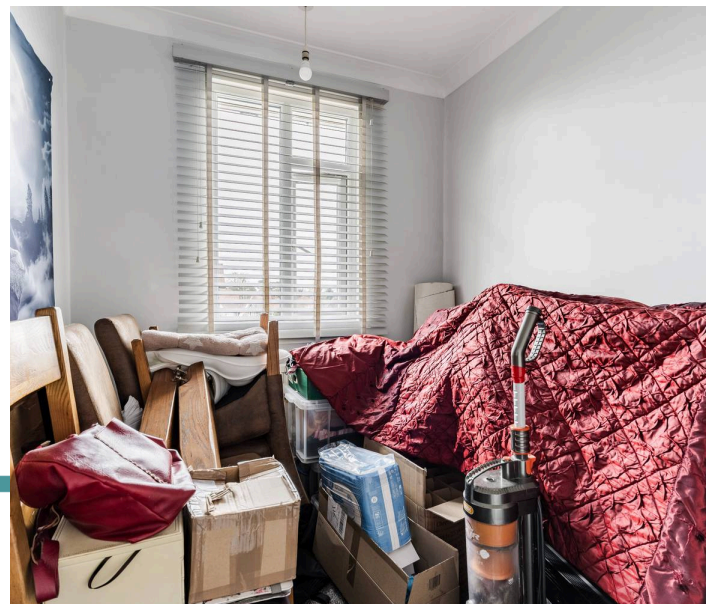
174 Colchester Road

Ipswich

Situated within a well-established residential area of Ipswich, this appealing three-bedroom semi-detached residence offers spacious and flexible accommodation extending to approximately 1,087 sqft. Occupying a generous wrap-around plot, the property presents an excellent opportunity for extension (subject to the necessary planning permissions), making it well suited to families or those looking to create a home for the long term.

Approached via a storm porch, the property opens into a welcoming entrance hall which feels bright and airy, setting the tone for the accommodation throughout. The bay-fronted living room is filled with natural light and features a fireplace, creating a comfortable focal point. This space flows seamlessly into the dining room, providing an open yet defined layout ideal for both everyday living and entertaining. French doors lead directly out to the garden, enhancing the sense of space and connection to the outdoors.

The kitchen is fitted with a range of wall and base units, together with a sink and drainer unit and an integrated oven. There is provision for additional appliances, allowing for flexibility to suit individual requirements. The layout is practical and offers scope for updating or reconfiguration, should a purchaser wish to personalise the space.



M&B

174 Colchester Road

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Upstairs, the property offers three bedrooms arranged to suit a variety of needs. The principal bedroom is a generous double, benefitting from a bay window that provides both character and an abundance of natural light. The second bedroom is also well-proportioned, while the third offers versatility as a home office, dressing room or nursery. The family bathroom comprises a classic three-piece suite with tiled walls, creating a clean and functional space.

A particular highlight of the property is its wrap-around garden, which provides a notable sense of space and potential. The grounds are mainly laid to lawn, complemented by established beds and colourful planting that add interest throughout the seasons. A patio area offers a pleasant spot for outdoor seating and dining, making it well suited for relaxing or entertaining.

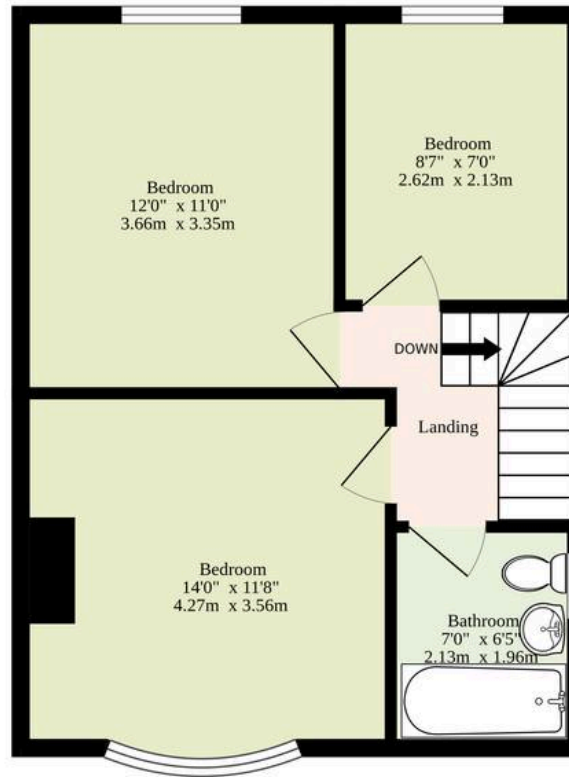
To the rear, and easily accessible via the garden, there is a paved driveway providing off-road parking. A garage offers additional storage or workshop potential, while a convenient lean-to further extends the usable space. Together, these features enhance the practicality of the home and support a comfortable, well-rounded lifestyle.



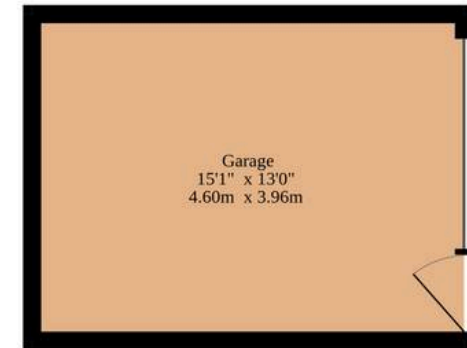
Ground Floor
445 sq.ft. (41.3 sq.m.) approx.



1st Floor
446 sq.ft. (41.4 sq.m.) approx.



Garage
196 sq.ft. (18.2 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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