



18 Collinsons, Ipswich, IP2 0DS

Guide Price £650,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

18 Collinsons, Ipswich, Suffolk, IP2 0DS

SUMMARY

Enjoying a cul-de-sac location with a rare opportunity to purchase this well appointed spacious detached 5 bedroom family home nestled by the riverbanks of the river Gipping, perfect for a fishing enthusiast. The property is double glazed throughout, enjoys gas fired central heating and in brief the accommodation, which is arranged over two floors, comprises: spacious entrance hall with central staircase, spacious lounge with feature brick fireplace, formal dining room, study, modern fitted kitchen and utility area, shower room, stairs to first floor with galleried landing, doors to all 5 bedrooms and family bathroom, plus the master bedroom offers an en-suite shower room. Outside the generous plot enjoys private driveway offering ample off road parking, double garage, front lawns, elevated decked area at the rear overlooking the river with hot tub (to remain) and summer house. The lawns are beautifully maintained gardens with a mixture of shrubs and trees. A short drive into the town centre, local superstore and rail station with links to London's Liverpool Street station, easy access to A12/A14. Collinsons is opposite Chantry Park offering a play area, 2 lakes and good size woodland area. BOOK YOUR VIEWING TODAY.

STORM PORCH

Composite door into entrance hall.

ENTRANCE HALL

Carpeted, central staircase, cloaks cupboard, doors to kitchen, lounge, study and shower room.

LOUNGE

20' 11" x 12' 9" (6.38m x 3.89m) Carpeted, feature brick fireplace with coal effect gas fire, 2 radiators, double glazed window to side aspect, double patio doors to rear aspect, connecting door to dining room.

DINING ROOM

12' 10" x 12' 9" (3.91m x 3.89m) Carpeted, radiator, storage cupboard under the stairs, double glazed window to rear aspect, connecting door to kitchen.

KITCHEN/UTILITY AREA

21' max x 13' 5" (6.4m x 4.09m) White glossy matching wall & base units with quartz worktops, inset stainless steel Franke sink with mixer tap plus further drinking tap, water softener in cupboard, integrated dishwasher, 4 ring gas hob with extractor over Neff fan assisted double oven, double glazed window to front aspect, vinyl floor, matching glossy wall and base units with quartz worktops in utility area, integrated washing machine, space for American style fridge/freezer, wall mounted gas boiler, space for under counter fridge, vinyl floor, double glazed door and window to side aspect.

STUDY

9' 4" x 7' 11" (2.84m x 2.41m) Carpeted, double glazed window to front aspect, radiator.

SHOWER ROOM

Comprising low level WC, corner hand basin with storage under, shower cubicle, mirrored eye level corner cupboard, chrome heated towel rail, tiled flooring, floor to ceiling tiled walls, double glazed window to front aspect.





STAIRS

Carpeted stairs to first floor with galleried landing, double glazed window to rear aspect with river views, radiator, loft hatch, airing cupboard with hot water cylinder, doors to bedrooms and bathroom.

BEDROOM 1

13' 3" x 11' 4" (4.04m x 3.45m) Carpeted, mirrored built in wardrobe, further 2 door built in wardrobe, double glazed window to front aspect, vanity with matching drawers, door into en-suite.

EN-SUITE SHOWER ROOM

Comprising low level WC, wash hand basin with storage cupboards under, bidet, shower cubicle, Touch Lite mirror, eye level storage units, chrome heated towel rail, double glazed window to side aspect.

BEDROOM 2

12' 9" x 9' 1" (3.89m x 2.77m) Carpeted, radiator, double glazed window to front aspect, built-in wardrobe.

BEDROOM 3

11' 7" x 9' 3" (3.53m x 2.82m) Carpeted, dual aspect double glazed windows to side and rear aspects enjoying river views.

BEDROOM 4

9' 1" max x 8' 9" (2.77m x 2.67m) Carpeted, radiator, built-in wardrobe, double glazed window to front aspect.

BEDROOM 5

8' 5" x 8' (2.57m x 2.44m) Carpeted, double glazed window to rear aspect with river views, radiator, fitted wardrobe and dressing table/desk, additional storage above bed area.

BATHROOM

Comprises low level WC & hand basin with storage cupboards under,

jacuzzi bath with shower attachment, heated towel rail, tiled flooring, floor to ceiling tiled walls, eye level storage units, double glazed window to rear aspect.

DOUBLE GARAGE

17' 11" x 17' 8" (5.46m x 5.38m) Two up & over roller doors, loft storage, power & light connected.

SUMMER HOUSE

9' 11" x 9' 11" (3.02m x 3.02m) With integrated storage shed.

OUTSIDE

Block paved off road parking for multiple cars driveway leads to double garage, front lawn with mature trees, shrub borders, side gate to rear garden which is laid to lawn, patio area, variety of mature bushes, shrubs and trees, wrought iron fencing and gate leading to lower lawned area backing onto river, pathway beside garage leading to private patio area with hot tub which will remain, spacious deck area for entertaining enjoying river views, summer house.

COUNCIL

Barbergh District Council, tax band (F) £3,565.25p PA.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Sproughton primary school & Chantry academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for

the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

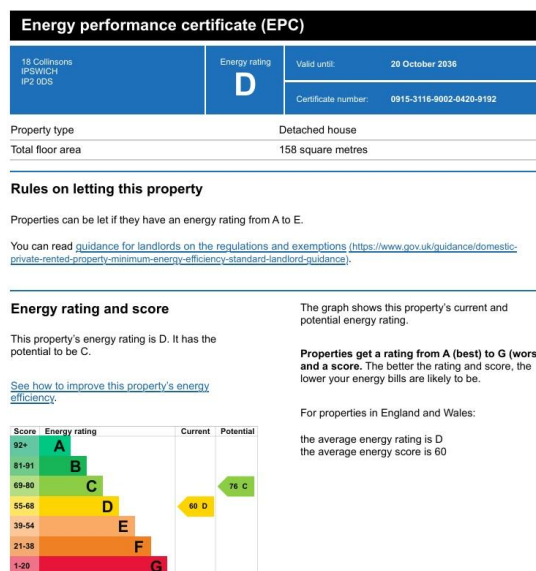
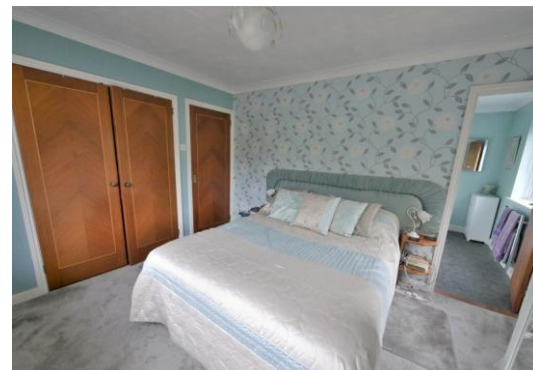
The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.