



GRACE
ESTATE AGENTS



Gate Farm Road, Shotley Gate,
£225,000



- HIGH SPECIFICATION
- DETACHED PARK HOME
 - TWO BEDROOMS
 - DRESSING AREA
- EN-SUITE SHOWER ROOM
 - FAMILY BATHROOM
- FAR REACHING ESTUARY VIEWS
 - DINING AREA
- MODERN KITCHEN WITH APPLIANCES
- OFF ROAD PARKING FOR TWO VEHICLES



A truly superb high specification park home (over 45's) located on this well placed gated development over looking the estuary, whilst being close to shops and facilities.

PROPERTY:

A fantastic opportunity to acquire this extremely well presented two bedroom park home located on the well positioned Shotley Country Park gated development for the over 45's whilst having far reaching views over the estuary. This well planned dwelling has been finished to a high specification approximately four years ago and boasts a wealth of up to date modern facilities including:- two double bedrooms (1 bedroom one with en-suite and feature dressing area), fitted kitchen with appliances, separate dining area, gas to radiator heating (mains gas), feature box bow windows, up to date family bathroom, 19ft living room (with vaulted ceiling) and off road parking for two vehicles to name just a few.

The accommodation comprises:- entrance hallway, living room, dining area, kitchen, bathroom bedroom one, dressing area, en-suite and bedroom two. Outside the property is centred in its own area with two block paved driveway parking spaces.



Council Tax: Band A
Babergh

LOCATION:

The village of Shotley Gate is very popular area providing a wide range of local village amenities including bus routes, public houses and marina, and fantastic scenic countryside walks. In the summer months a foot and cycle ferry service licensed to carry up to 12 passengers operates between Shotley Marina, Harwich and Felixstowe. Shotley peninsula is a location between the River Orwell and the River Stour. The neighbouring town of Ipswich offers a further range of amenities including shops, doctors, dental surgeries, hospital, theatre, parks, recreational facilities and train station providing direct links to London Liverpool Street Station. and Norwich.

ENTRANCE HALL:

Access via a double glazed entrance door :- 'L' shaped hall, recessed lighting , access to loft space (insulated and boarded), radiator built in cloaks cupboard and wall mounted thermostat.

LIVING ROOM:

19'1 x 9'11 (5.82m x 3.02m)
Vaulted ceiling with recessed lighting, double glazed box bow style windows to two elevations, two radiators, fire surround with electric inset log effect fire and double doors opening to:-

DINING AREA:

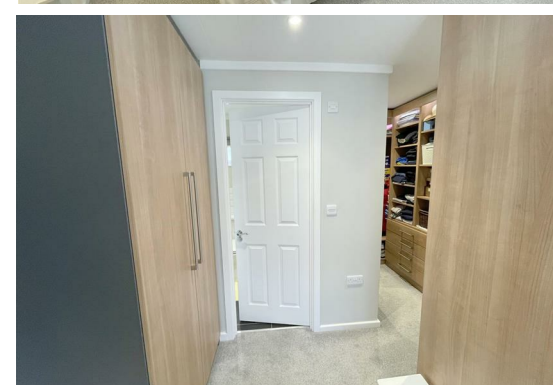
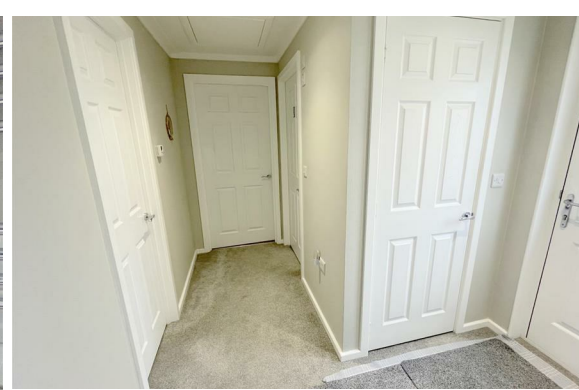
9'8 x 8'1 (2.95m x 2.46m)
Double glazed window to one elevation, double doors to living room, doors to hall and kitchen.

KITCHEN:

11'8 x 9'1 (3.56m x 2.77m)
Recessed lighting, double glazed window and double glazed door to one elevation, one and a quarter bowl inset sink unit to work surface with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, stainless steel extractor fan over four ring gas hob, built in electric oven and grill to tall standing unit, integrated fridge/freezer, integrated dishwasher, space for washing machine, concealed wall mounted gas boiler, pull out tall standing larder, floor level kickboard heater, and wood laminate flooring.

BATHROOM:

7'0 x 5'8 (2.13m x 1.73m)
Recessed lighting, extractor fan, double glazed frosted window to one elevation, low level WC, pedestal wash hand basin with mixer tap, shaver point/strip light, panel bath with hand grips and mixer tap shower unit over bath, heated towel radiator, built in display/storage alcove and tiled flooring.



BEDROOM ONE:

11'7 x 9'10 (3.53m x 3.00m)

Recessed lighting, double glazed box bow window to side elevation, radiator, access to dressing area.

DRESSING AREA:

Cupboards, drawers and shelving.

EN-SUITE:

6'3 x 5'2 (1.91m x 1.57m)

Extractor fan, double glazed frosted window to one elevation, heated towel radiator, shaver point/strip light, low level WC, pedestal wash hand basin with mixer tap, corner shower with shower unit and curved screen doors, tiled splashbacks and tiled flooring.

BEDROOM TWO:

9'3 x 8'1 (2.82m x 2.46m)

Recessed lighting, double glazed window to one elevation, radiator, fitted wardrobe cupboards with storage space over bed alcove.



OUTSIDE:

The property is centred in the middle of the plot with open planned lawned areas path ways to two entrance areas both back and front, patio area, there is a block paved drive with space for two vehicles.

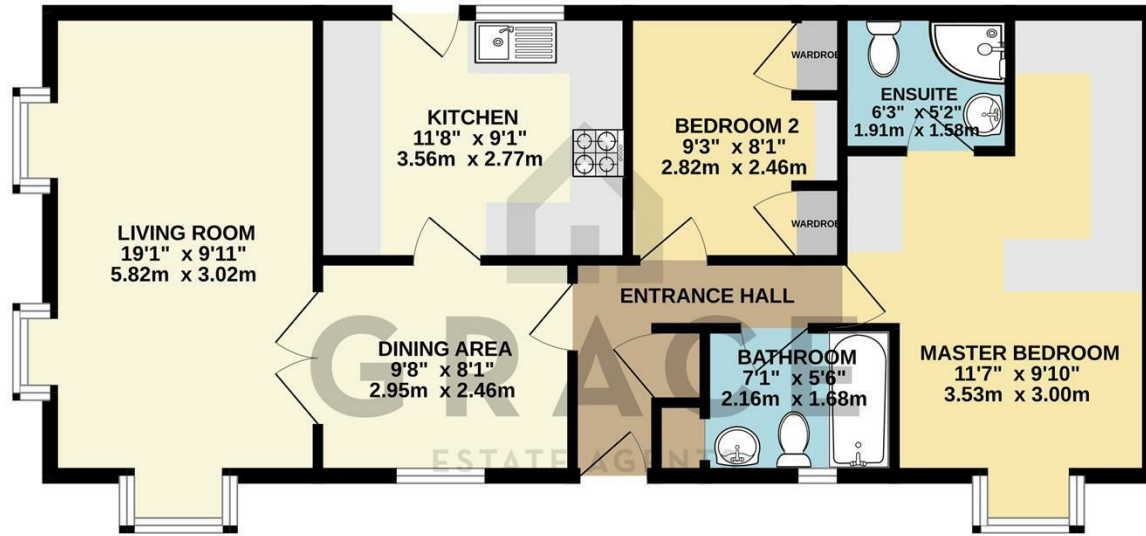
SERVICE CHARGES:

Site fees: We understand that the service charges are currently £235 per month



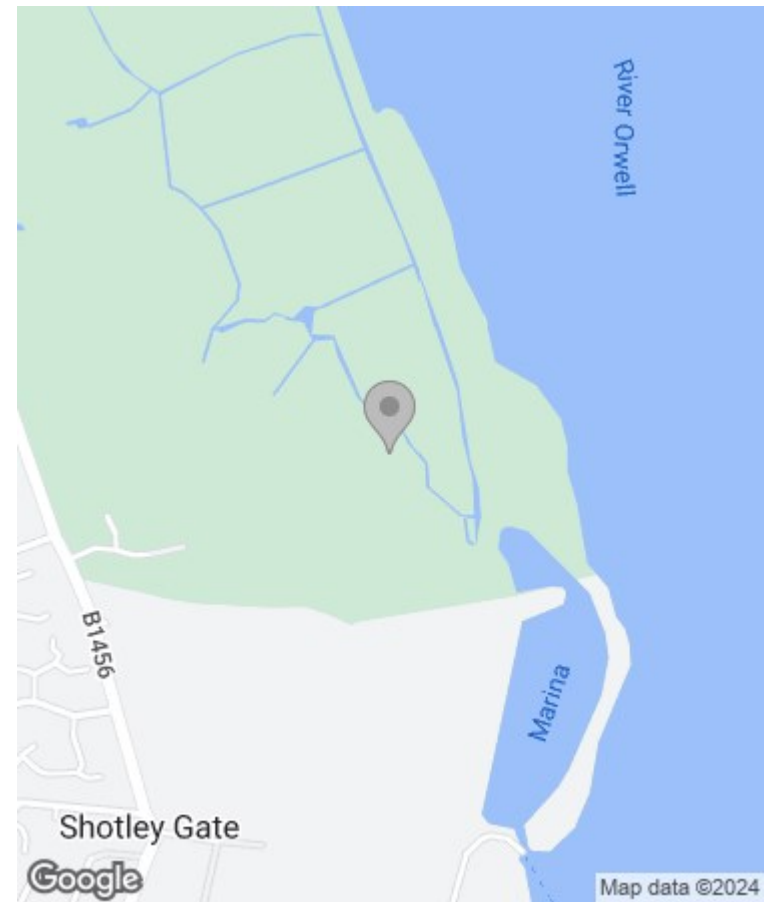


GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |