



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Halfpenny House Church Walk

Shotley, Ipswich, IP9 1EU

Guide price £290,000



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Discription

Offered for sale with no chain is this three bedroom semi-detached home enjoying an impressive 170 ft. garden, double garage and outstanding countryside views. The home requires refurbishment but offers fantastic potential to update and extend subject to planning permission. As you enter the home there is an entrance porch that leads to the hallway, sitting room, kitchen/dining room with walk in pantry, cloakroom and sun room downstairs complimented by three good bedrooms and a bathroom upstairs.

Location

Shotley is a popular peninsula village which sits on the banks of the River Stour. There are a number of countryside walks and heritage park areas located nearby. The peninsula has a wide range of local amenities including a primary school, local shops and public houses. Ipswich, the County town of Suffolk, is located within reasonable travel distance away as are the A12/A14 main roads.

Entrance porch

6'05 x 4'02 (1.96m x 1.27m)

Double glazed door to front, window to side and double glazed door to entrance hall.

Entrance hall

11'04 x 5'11 (3.45m x 1.80m)

Starflight to the first floor with storage under, access to ground floor rooms and radiator.

Kitchen/Dining room

18'03 x 8'05 (5.56m x 2.57m)

Double glazed door to rear, double glazed windows to side and rear. Eye level and base units with

worktops above, space for an oven, plumbing for a washing machine, walk in pantry cupboard and radiator.

Sitting room

15'06 x 12'00 (4.72m x 3.66m)

Double glazed window to front, night storage heating and feature fireplace.

Cloakroom

5'05 x 4'08 (1.65m x 1.42m)

Wc and wash basin.

Garden room

8'10 x 7'07 (2.69m x 2.31m)

Aluminium patio doors to rear and night storage heater.

Landing

Double glazed window to side and access to first floor rooms.

Bedroom one

12'05 x 12'01 (3.78m x 3.68m)

Double glazed window to rear and radiator.

Bedroom two

11'06 x 9'11 (3.51m x 3.02m)

Double glazed window to front, radiator and airing cupboard housing the water tank.

Bedroom three

8'01 x 7'08 (2.46m x 2.34m)

Double glazed window to front and radiator.

Bathroom

5'10 x 7'03 (1.78m x 2.21m)

Double glazed window to side, white panelled bath with shower over, wc, pedestal wash basin and radiator.

Outside and gardens

To the front is a driveway providing off road parking with a lawned area either side and access to the double garage and side passage to the back garden. The brick built garage is 18' x 11'08 with an up and over door, power, lighting and a door to the rear. This is complimented by a further separate outbuilding ideal for storing gardening equipment. There is an established lawned garden approximately 170' in length enclosed by hedging and fencing.

Services

We understand that mains electric and water are connected to the property. The drainage is via septic tank.

Tenure: Freehold

EPC rating: TBC

Council tax band: C



Road Map



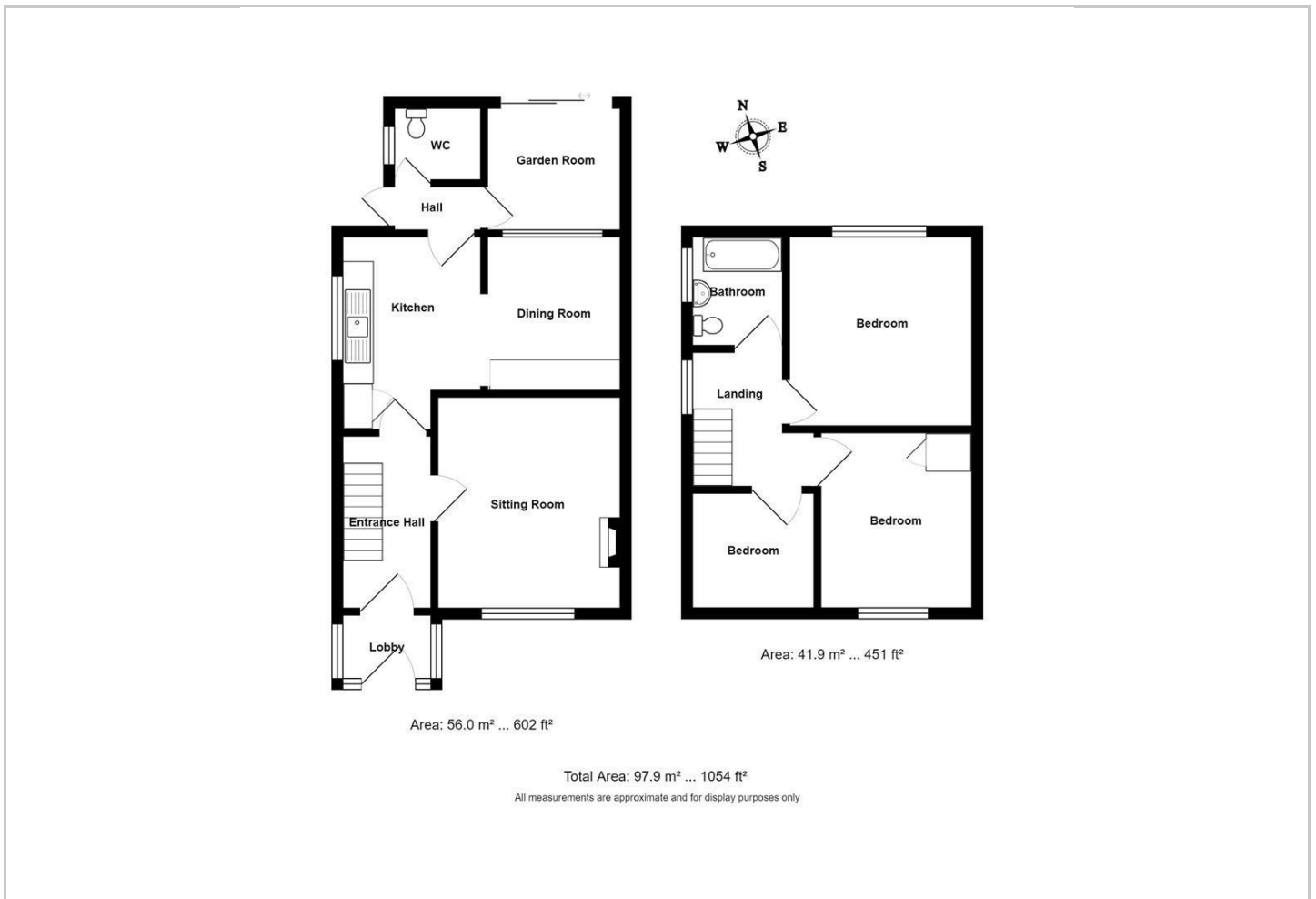
Hybrid Map



Terrain Map



Floor Plan

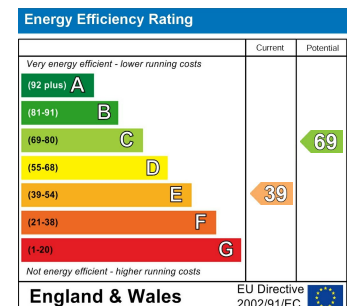


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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