



Charles Wright

PROPERTIES

Selling Properties the Wright Way



85 Lower Harlings

Shotley Gate, Ipswich, IP9 1RP

Guide price £315,000



85 Lower Harlings

Shotley Gate, Ipswich, IP9 1RP

Guide price £315,000



Description

An excellent sized four bedroom detached house in a popular location with a view across the Royal Naval Edwardian training mast and the estuary beyond. The property is well presented and benefits from electric heating and double glazed windows, with attractive gardens.

Location

Shotley Gate forms the point on Shotley peninsula, where the River Orwell and River Stour meet. It offers a Post Office in Shotley and The Shipwreck offers a pub and restaurant on the Shotley Marina. There is a foot ferry that runs to both Felixstowe and Harwich. The property is conveniently located under 10 miles to the A14 and the County Town, Ipswich, with all its amenities. Manningtree is also accessible, being just under 13 miles west with a mainline railway station with direct links under an hour to London's Liverpool St.

Entrance Hall

Stairs to first floor and door to garage and sitting room

Sitting Room

16'3 x 13'1 (4.95m x 3.99m)

Bay double glazed window to front, feature timbered wall and two radiators.

Dining Room

9'6 x 8'1 (2.90m x 2.46m)

French double glazed doors to rear garden.

Kitchen

9'7 x 9'6 (2.92m x 2.90m)

Double glazed window to rear, white fronted units incorporating stainless steel sink unit with cupboards and drawers under, built in four ring electric hob with oven under. Range of eye level units, cupboard under stairs and radiator.

Utility Room

6'2 x 5'6 (1.88m x 1.68m)

Double glazed window to side and half double glazed door to rear garden. Fitted work top with plumbing for automatic washing machine and Smeg dishwasher. Electric boiler.

Cloakroom

Double glazed window to side, low level wc, wall mounted wash basin and chrome heated towel rail.

Landing

Access to loft and built in airing cupboard.

Bedroom One

13'1 x 9'10 (3.99m x 3.00m)

Double glazed window to front with the view of the mast and estuary, built in wardrobe and radiator.

Ensuite Shower Room

7'4 x 4'5 (2.24m x 1.35m)

Double glazed window to side, fully tiled shower cubicle, low level wc, wall mounted wash basin and chrome heated towel rail.

Bedroom Two

9'6 x 9'4 (2.90m x 2.84m)

Double glazed window to rear, built in wardrobe and radiator.

Bedroom Three

8'10 x 7'3 (2.69m x 2.21m)

Double glazed window to front with the view of the mast and estuary and radiator

Bedroom Four

9'6 x 8 (2.90m x 2.44m)

Double glazed window to rear and radiator.

Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Double glazed window to rear, coloured suite with panelled bath, pedestal wash basin, low level wc and chrome heated towel rail.

Outside and Gardens

The property is recessed from Lower Harlings road with a driveway and turning bay and parking for a number of vehicles. Front lawned garden with established hedging and some established

trees.

The rear garden is laid to lawn with a patio area to the rear of the kitchen. Beyond is a raised timber deck with some raised planters enclosed by panel fencing.

Agents Note

Mains drainage, water and electricity are connected to the property.

Council Tax: Band D

EPC: Band D

Tenure: Freehold

Council: Babergh District Council.



Road Map



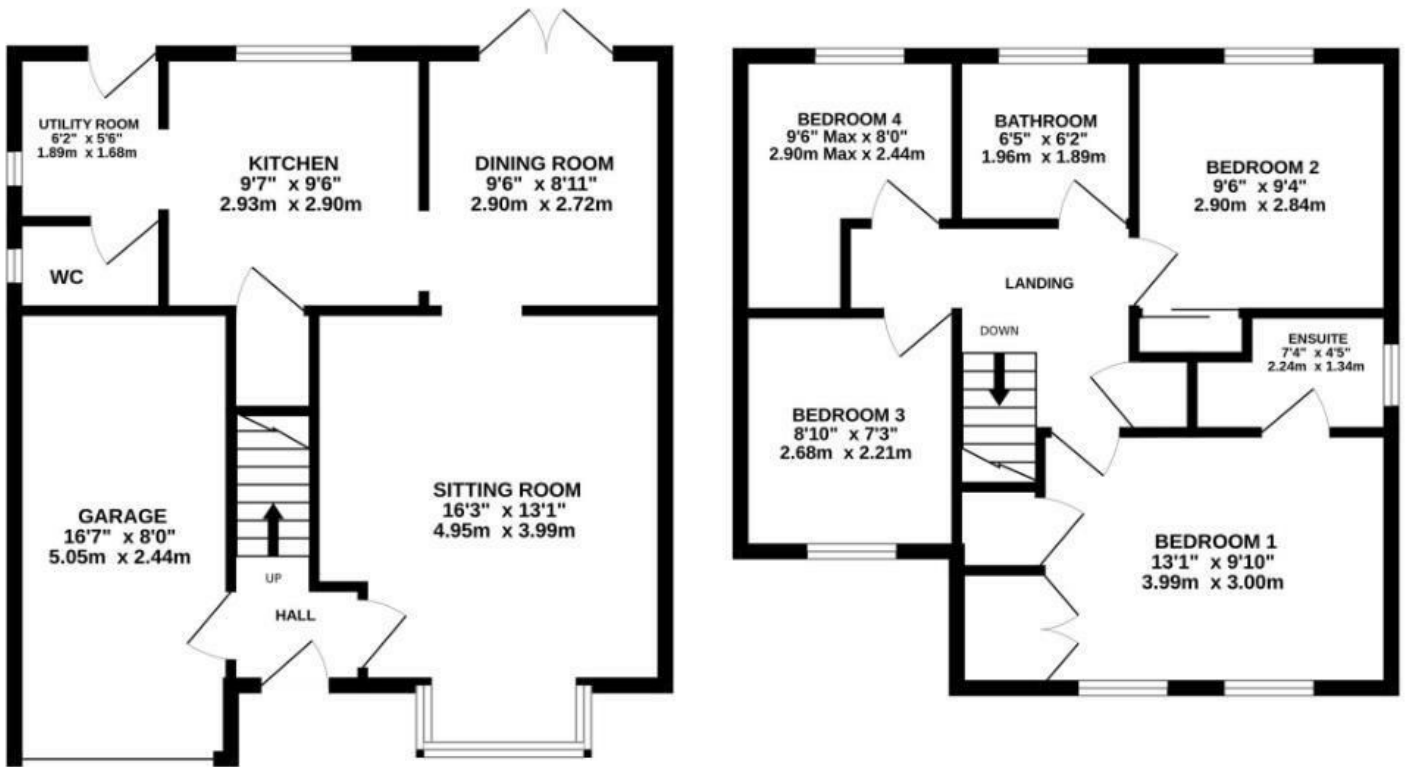
Hybrid Map



Terrain Map



Floor Plan

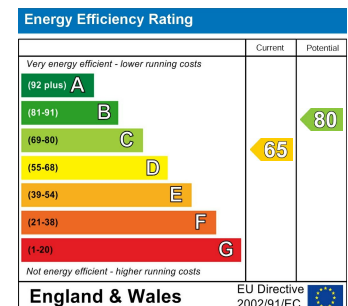


Viewing

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.

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 Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk