



CharlesWright

PROPERTIES

Selling Properties the Wright Way



1 Bristol Hill

Shotley Gate, Ipswich, IP9 1PU

Guide price £330,000



1 Bristol Hill

Shotley Gate, Ipswich, IP9 1PU

Guide price £330,000



Description

An exceptionally well presented three bedroom double bay Victorian end of terrace home with river views and off road parking to the rear. The property has been extended and tastefully decorated throughout whilst enjoying period features including original fireplaces, high ceilings and decorative corbels.

Inside the accommodation comprises of an entrance hall, sitting room with a cosy log burner, snug, impressive 27 ft. refitted kitchen/dining room, utility and cloakroom on the ground floor complimented by a master bedroom with ensuite, two further bedrooms and a family bathroom upstairs.

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

Double glazed door to front, radiator, geometric vinyl flooring, doors to ground floor rooms and stairs to the first floor.

Sitting room

11'05 x 14'08 into bay (3.48m x 4.47m into bay)

Double glazed bay window to front, radiator and brick fireplace with log burner.

Snug

11'05 x 9'07 (3.48m x 2.92m)

Double glazed window to rear and radiator.

Kitchen/dining room

27'04 x 8'07 (8.33m x 2.62m)

Double glazed window to side, double glazed double doors to rear, recently fitted shaker kitchen with eye level and base units with worktops above. Integrated double oven, integrated induction hob, space for a fridge/freezer, plumbing for a dishwasher, boiler for the central heating and radiator.

Utility

4'09 x 4'07 (1.45m x 1.40m)

Double glazed door to front, radiator, plumbing for washing machine and tumble dryer.

Cloakroom

3'11 x 3'03 (1.19m x 0.99m)

Double glazed window to rear, wall mounted wash basin, wc and heated towel rail.

Landing

Doors to first floor accommodation, two storage cupboards and loft hatch.

Bedroom one

14'07 x 11'01 (4.45m x 3.38m)

Double glazed bay window to front, feature fireplace and radiator.

Ensuite

8'03 x 3'03 (2.51m x 0.99m)

Double glazed window to front, shower cubicle, vanity unit housing the sink, wc and heated towel rail.

Bedroom two

11'05 x 8'10 (3.48m x 2.69m)

Double glazed window to rear, feature fire place, radiator and fitted wardrobes.

Bedroom three

9'0 x 7'0 (2.74m x 2.13m)

Double glazed window to rear and radiator.

Bathroom

10'02 x 5'01 (3.10m x 1.55m)

Three piece suite comprising a panelled bath with shower above, wc, pedestal wash basin, heated towel rail and double glazed window to side.

Outside and gardens

The beautiful rear garden has been landscaped to create a low maintenance area with two decking areas and a patio. The majority is laid to shingle with raised sleeper flower beds and a ground level bark

shrub bed. There is a summer house with power and a brick built store ideal for storing garden tools and furniture. A rear gate leads to the off road parking area.

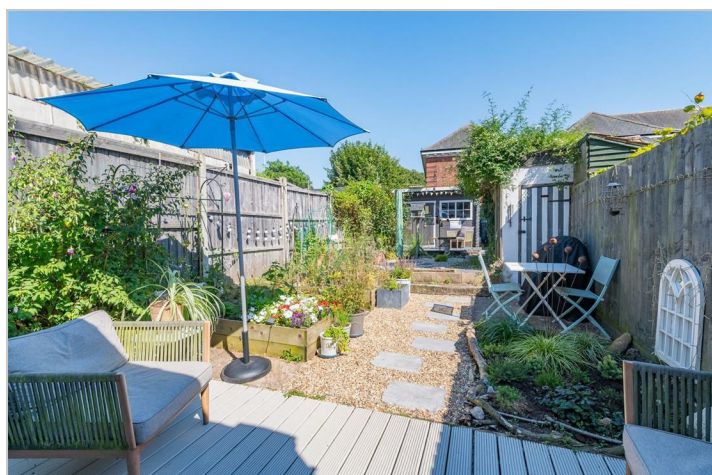
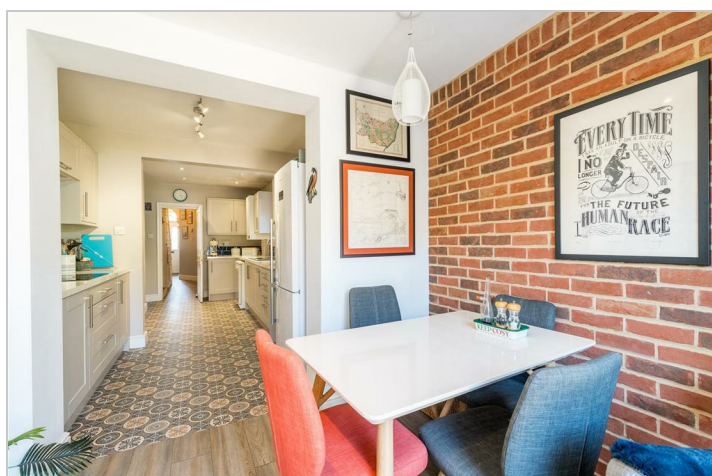
Services

We understand that electric, water and drainage are connected to the property.

Tenure: freehold

Epc rating: E

Council tax band: B



Road Map



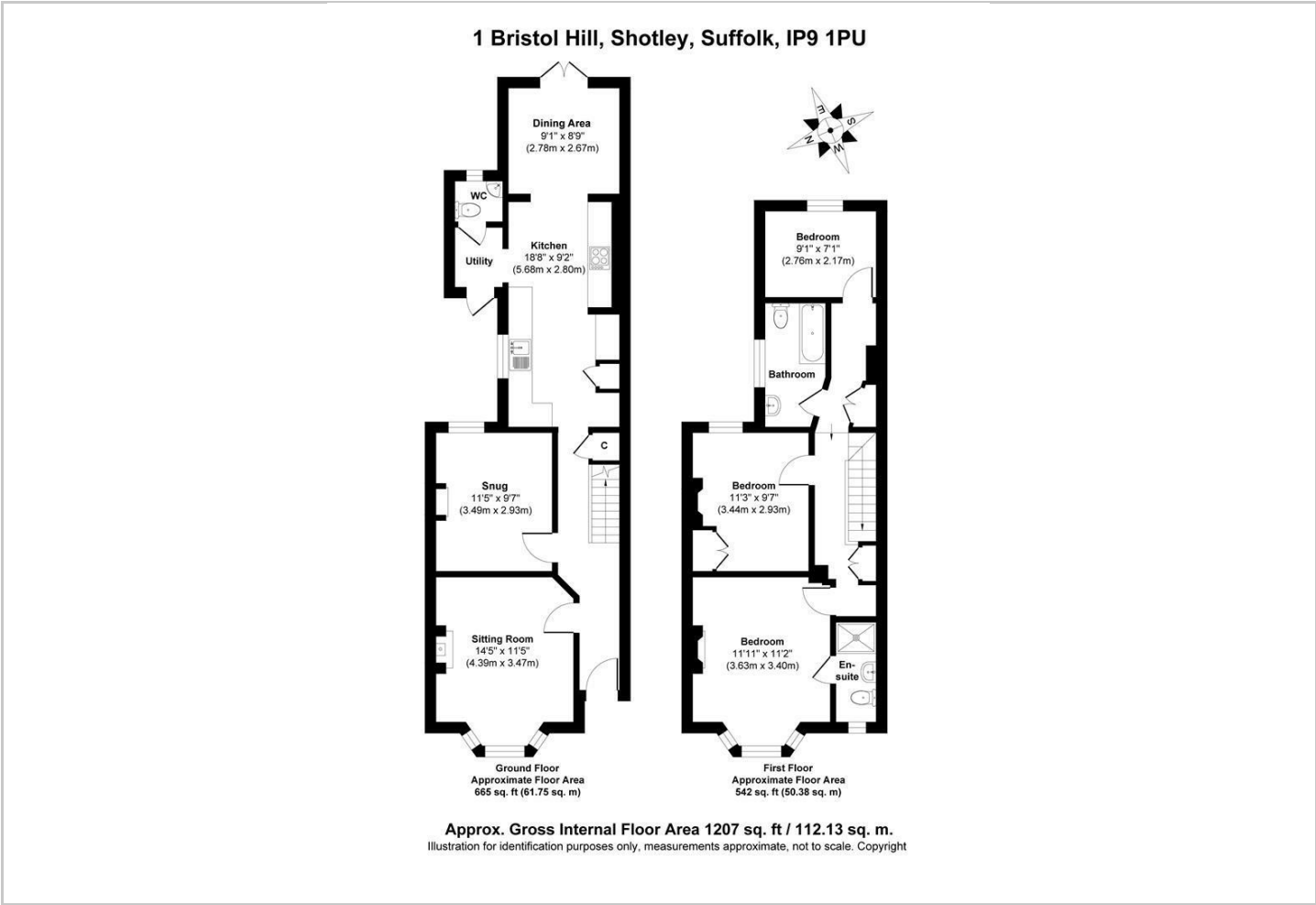
Hybrid Map



Terrain Map



Floor Plan

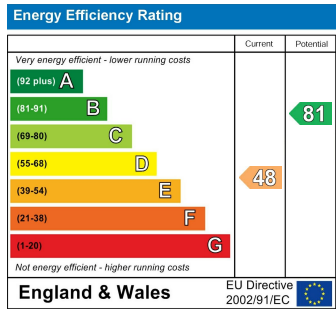


Viewing

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 firms 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