



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## Shotley Cottage Main Road

Shotley Gate, Ipswich, IP9 1PS

**Guide price £575,000**

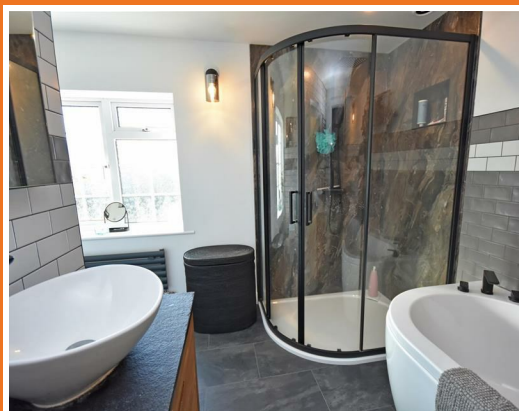




# Shotley Cottage Main Road

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## Description

A charming period cottage having undergone a full programme of modernisation, but still retaining some of its original period features, combined with today's modern day conveniences. The property offers parking for 3/4 cars, as well as the double garage and hardstanding adjacent for a caravan/boat. The gardens are mainly lie to the north west and east.

## Location

The property is situated on the popular Shotley peninsular at Shotley Gate which is at the point where the River Orwell meets the River Stour. The location is well known in the history book with reference of King Alfred and King Edward the third and became an important Naval training college. There is an excellent Marina, the Shipwreck pub and a foot and bicycle ferry to Harwich and Felixstowe.

## Entrance Hall

Stairs to first floor with oak balustrade and hand rail, tiles floor and radiator.

## Dining Room

13 x 10'11 (3.96m x 3.33m)

Replacement double glazed window to front, red brick fireplace with log burning stove, feature red brick wall in Flemish bond, wood floor and radiator.

## Inner Hall

tiled floor with under floor electric heating,

## Drawing Room

27'8 x 19'1 (8.43m x 5.82m)

Replacement double glazed window to front and French double doors to rear garden and three radiators.

## Kitchen/breakfast Room

12'1 x 11'7 (3.68m x 3.53m)

Replacement double glazed window to rear and side, Shaker style units incorporating a Butler sink set in oak work tops, adjacent work tops with cupboards and drawers under, integrated dishwasher, built in four ring electric hob, and extractor hood above. Wall cupboard with built in oven and radiator.

## Snug

14 x 13 (4.27m x 3.96m)

Replacement double glazed window to front exposed timber, fireplace with log burning stove inset, wood floor and radiator.

## Utility Room

8'11 x 5'3 (2.72m x 1.60m)

Replacement double glazed window to front, fitted work top with sink unit and plumbing for washing machine, water softener, oil fired boiler and hot water tank and radiator.

## Shower Room

Shower cubicle, low level wc, vanity unit and sink unit with cupboard under, chrome heated towel rail.

## Rear Hall

Replacement double glazed window to rear and door to garden, tiled floor.

Tel: 01394 446483



## Landing

### Bedroom One

14 x 12'9 (4.27m x 3.89m)

Replacement double glazed window to front and side and radiator.

### Bedroom Two

11'11 x 11'7 (3.63m x 3.53m)

Replacement double glazed window to rear and side and radiator.

### Bedroom Three

12'9 x 8'11 (3.89m x 2.72m)

Replacement double glazed window to front and rear, access to loft and radiator.

### Bathroom

Replacement double glazed window to front, panelled bath and shower attachment, separate shower cubicle, low level wc and vanity unit with sink and cupboard under, heated vanity mirror and heated towel rail.

## Outside and Gardens

There is off road parking for four vehicles in front of the double garage (20'8 x 16'7) with twin electric doors and hard standing to the side for a boat. The front garden is shingle with plants retained by an established hedge, adjacent is a large patio ideal for al fresco dining or an evening glass of something, flower bed beyond. Further garden to the rear with a lawn, further shingle and flower and shrub beds.

## Agents Notes

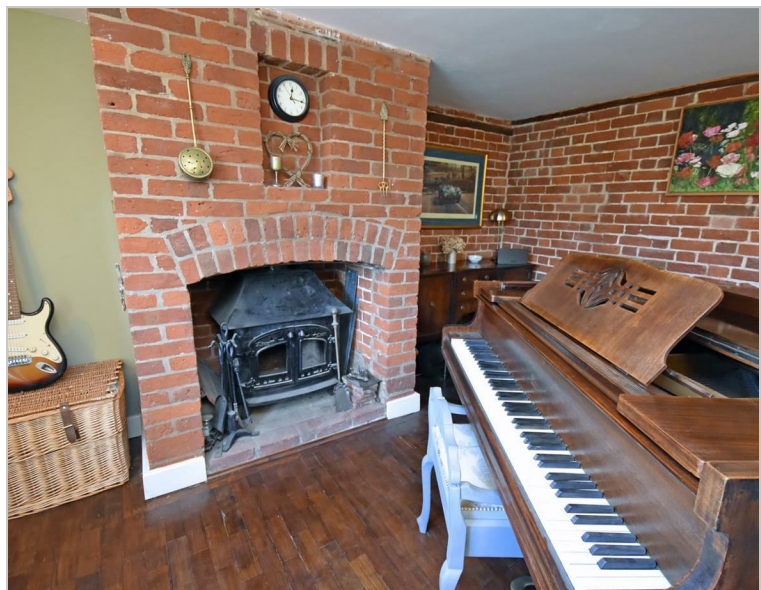
Mains water, electricity and private drainage are connected to the property.

Council Tax: Band E

EPC: Band C

Tenure: Freehold

Council: Babergh District Council



Road Map



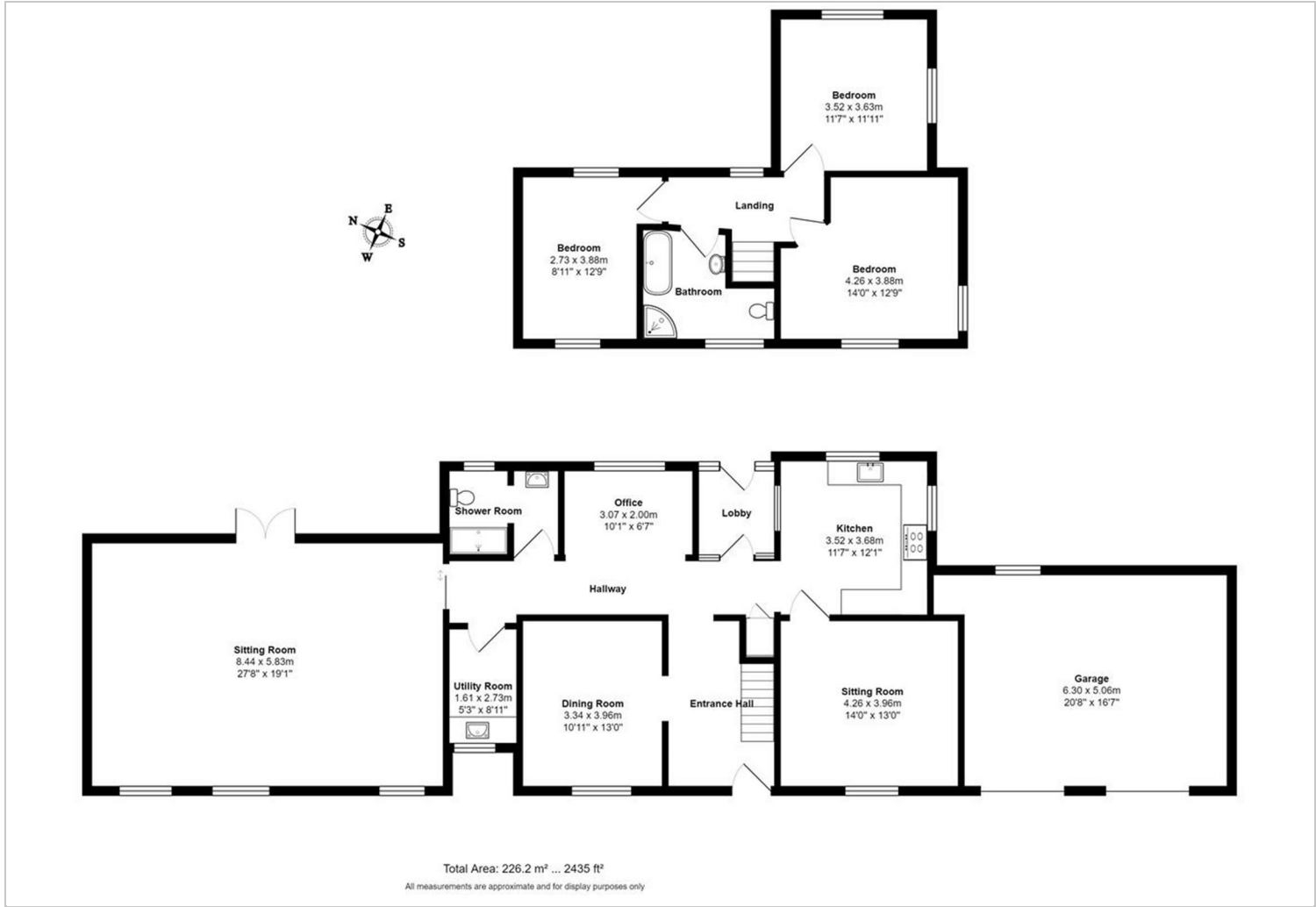
Hybrid Map



Terrain Map



Floor Plan

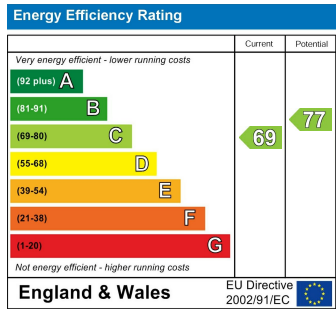


Viewing

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.

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Energy Efficiency Graph



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