



Connells

Kitchener Way
Shotley Gate IPSWICH

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for sale offers in excess of
£340,000



Property Description

Connells are pleased to bring to market this Four Double Bedroom Detached Property situated within the popular coastal village of Shotley, benefitting from many more features including a recently renovated open plan kitchen with island, two further reception areas and a converted garage which offers potential for Office Space or Fifth Bedroom with en-suite.

Shotley is well known for being a village with a strong sense of community, and offers residents a number of local amenities, including local shop, pubs and restaurants, local vineyard and cafe and takeaways. The village offers river and countryside walks, as well as being popular with the sailing and water sports community due to the quick and easy access to the River Stour, the River Orwell, Shotley Marina, as well as two sailing clubs. The village sits just over 10 miles from Ipswich, the county town of Suffolk, providing further shopping facilities, as well as a wealth of restaurants and cafes along the vibrant Ipswich Marina.

Entrance Hall

Wooden Flooring, stairs rising to the first floor and door giving access to:

Office/ Play Room

7' 2" x 10' 4" (2.18m x 3.15m)

Double glazed window, wooden flooring and door giving access to:

Lounge

17' 2" into bay x 12' 7" (5.23m into bay x 3.84m)

Double glazed bay window, wooden flooring, heater and access to:

Kitchen

8' 6" x 24' 5" max (2.59m x 7.44m max)

Blind and shutters to remain, a Wren kitchen comprising of spotlighting, matching wall and base units, mixer tap and drainer, large oven

with hob, belling extractor fan, door giving access to the outside, breakfast bar, door giving access to the rear garden, wooden flooring, access to the utility room and ground floor w/c,

Utility Room

6' 5" x 8' 3" (1.96m x 2.51m)

Space for appliances and access to:

Cloakroom

Double glazed window, wooden flooring, radiator, heater, ingress housing sink, low level w/c and pedestal hand wash basin.

First Floor Landing

Port boarded and lighting.

Bedroom One

12' 11" x 11' 10" max (3.94m x 3.61m max)

Carpeted, radiator, coved and textured ceiling, built in wardrobes with shelves and railing and double glazed window.

En-Suite

Carpeted, walk in shower cubicle, double glazed window, coved and textured ceiling, tiled walls and radiator. low level w/c and pedestal wash hand basin.

Bedroom Two

8' 3" x 11' 9" (2.51m x 3.58m)

Built in wardrobes with shelves and railing, double glazed window, carpeted and radiator.

Bedroom Three

9' 6" x 12' (2.90m x 3.66m)

Carpeted, coved and textured ceiling, radiator and double glazed window.

Bedroom Four

8' 1" x 9' 8" (2.46m x 2.95m)

Carpeted, double glazed window and coved and textured ceiling.

Family Bathroom

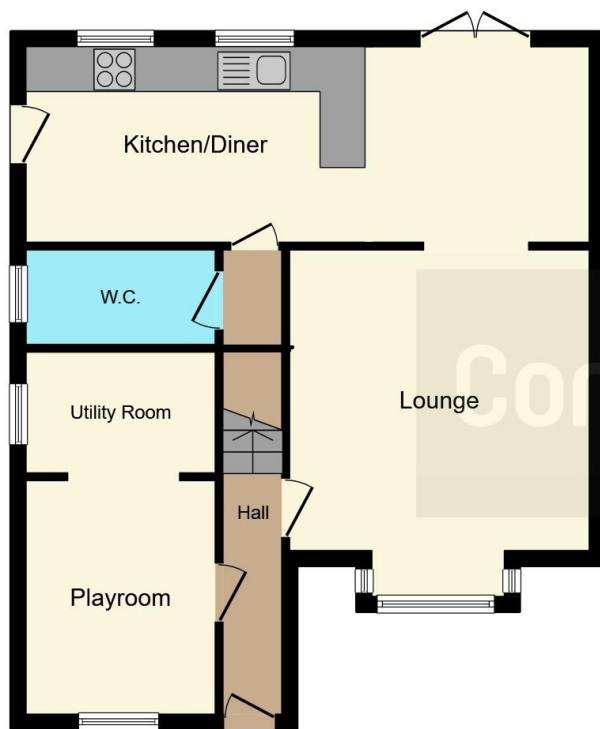
Freestanding bath, tiling, pedestal wash hand basin, low level w/c, double glazed window, spotlighting and airing cupboard housing hot water tank.

Outside

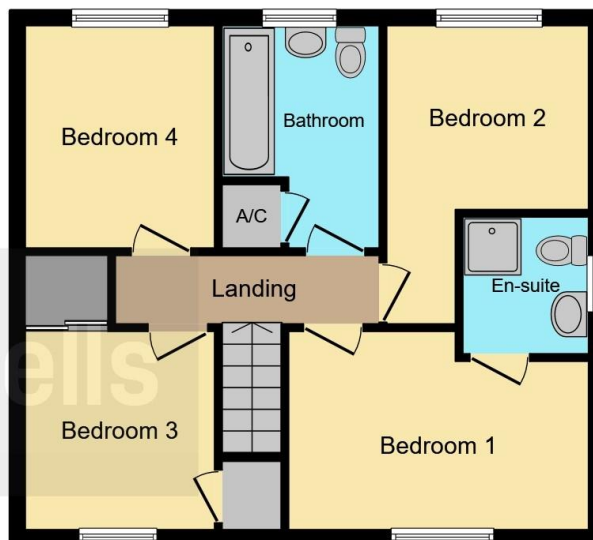
The rear garden has side access, patio and is laid to lawn and has cutesy lighting.

The front garden provides off road parking, mature shrubs with the potential for further off road parking and accessed via drop curb.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/ICH309370](https://www.connells.co.uk/Property/ICH309370)



Tenure: Freehold



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