



Connells

connells.co.uk 01473 233 988

FOR SALE

Connells

Orwell View Road
Shotley Ipswich



Property Description

The Location is everything on this Three Bedroom Semi-Detached House with off road parking, offering spectacular panoramic views of the rolling countryside to the rear and located on the peninsular village of Shotley, the property is of a steel frame construction, has oil fired central heating, off road parking, has been completely re-furbished throughout, has a brand new luxury kitchen and as previously mentioned spectacular views to road. The property is being sold with no onward chain and only available to cash buyers only.

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 take aways. 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 Porch

Double glazed entrance door leading into:

Entrance Hallway

Accessed by further door and doors giving access to:

Lounge

19' 2" x 17' 1" narrowing to 11' (5.84m x 5.21m narrowing to 3.35m)

Double window to front and double glazed patio doors to rear and three radiators.

Kitchen

8' 9" x 8' 1" (2.67m x 2.46m)

Double glazed window to rear giving reaching countryside views, radiator, a brand new kitchen comprising of a selection of wall and base level units with a stainless steel sink set into work surfaces, electric oven with extractor fan over, space for fridge freezer and double glazed to side.

First Floor Landing

Loft access and doors giving access to:

Bedroom One

14' 4" x 10' 7" (4.37m x 3.23m)

Double glazed window to front, radiator and storage cupboard.

Bedroom Two

11' 5" x 8' 4" (3.48m x 2.54m)

Double glazed window to rear, double storage cupboard and radiator,

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to front, radiator and storage cupboard.

Separate W/c

Double glazed window to rear and low level w/c,

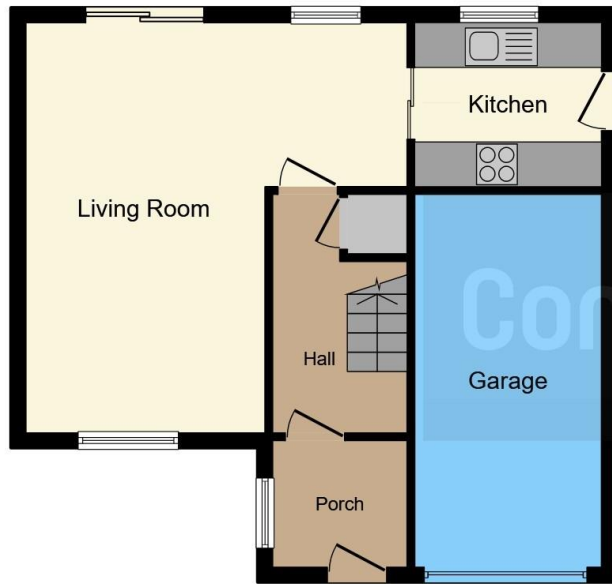
Bathroom

Double glazed window to rear, comprises of panel bath with shower over with separate shower cubicle, pedestal wash hand basin and radiator.

Outside

There is a decorative stone front, blocked paved off road parking which leads to the garage, up and over door and oil fired boiler. The rear garden is mainly laid to lawn with spectacular views to the peninsular and countryside.

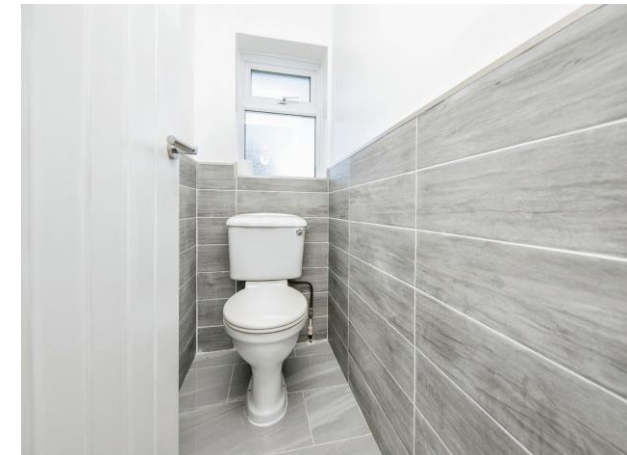




Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: E

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Tenure: Freehold



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