



Connells

Stour View The Street
Shotley Ipswich



Property Description

An extended, three bedroom semi detached family home situated in the desirable Peninsula village of Shotley. Stour View occupies a double plot (in excess of 150 feet) with unoverlooked rear gardens providing access to, and views of, fields and farmland as well as being a short walk from the Stour Estuary in the Suffolk Coast Area Of Outstanding Natural Beauty (AONB). The property offers versatile accommodation throughout, boasting an impressive kitchen measuring in excess of thirty three feet, multi fuel burner in the lounge and three generous bedrooms to the first floor, as well as a modern three piece bathroom suite with double width walk in shower cubicle.

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, 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 Porch

Accessed via entrance door and giving access to:

Kitchen

33' 8" x 6' 4" (10.26m x 1.93m)

Tiled flooring, an array of base units, hand wash basin with drainer and mixer tap, plumbing and space for washing machine and dishwasher, space for fridge freezer, double glazed windows to front and rear, double glazed door giving access to garden, loft access and door giving access to:

Inner Hall

Stairs leading to first floor and access to:

Dining Room

13' 2" into bay x 11' 4" (4.01m into bay x 3.45m)

Wood flooring, fully functional open fire, double glazed bay window and radiator.

Lounge

17' 9" x 12' 8" (5.41m x 3.86m)

Wood effect flooring, multi fuel burner, double glazed double doors leading to the rear garden, radiator, under stairs storage and double glazed window.

First Floor Landing

Carpeted, access to loft and double glazed window.

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to rear giving field views and the stour estuary, wooden flooring, airing cupboard housing hot water cylinder

Bedroom Two

12' 11" x 11' 8" (3.94m x 3.56m)

Wooden flooring, radiator and double glazed window.

Bedroom Three

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window, wooden flooring and radiator.

Bathroom

Double walk in shower cubicle with rainfall shower head and hand held power shower, purpose fitted non slip

floor and non slip shower base, hand wash basin, low level w/c, double glazed window and heated towel rail.

Loft Space

Insulated

Outside Front Garden

Off road parking accessed via dropped kerb,

Rear Garden

Patio area, followed by laid to lawn, outbuildings suitable for storage, gate giving access to:

Further Rear Garden

An array of organic fruit trees including plum, apple and walnut, raspberry bush, secure rear gate giving access to fields and farmland.





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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Tenure: Freehold



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Property Ref: ICH309787 - 0004