



Connells

Orwell View Road
Shotley Ipswich



Property Description

A Semi-detached chalet house located in the popular peninsula village of Shotley. This well presented property comprises of two double bedrooms, kitchen/diner, good size lounge, shower room, front and rear gardens, garage and off road parking for several vehicles.

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. There is also a main Line Railway which offers direct access to London Liverpool Street.

Entrance Hall

Accessed via double glazed entrance door, radiator, stairs rising to the first floor with storage cupboard under, wood effect flooring, smooth coved ceiling and doors giving access to:

Lounge

12' 3" max x 12' (3.73m max x 3.66m)
Upvc double glazed window to front, radiator and smooth coved ceiling.

Kitchen/Diner

19' x 9' 7" (5.79m x 2.92m)
Upvc double glazed window to rear, upvc double glazed patio doors giving access to the rear garden, space for fridge freezer, oil boiler, 5 burner neff induction hob with filter hood over, tiled splash backs, built in neff double oven, tiled flooring, radiator, smooth ceiling with inset spot lighting, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with

cupboards and drawers under and matching above, space and plumbing for slim line dishwasher, storage cupboard a wren kitchen with white gloss and grey worktops and a upvc double glazed door to side giving access to the covered walkway.

First Floor Landing

Upvc double glazed window to side, smooth ceiling giving loft access and doors giving access:

Bedroom One

16' x 9' 6" max (4.88m x 2.90m max)
Upvc double glazed window to front, radiator and smooth coved ceiling.

Bedroom Two

8' 10" x 8' 7" plus door recess (2.69m x 2.62m plus door recess)
Upvc double glazed window to rear, radiator, smooth coved ceiling and built in wardrobe.

Shower Room

Upvc double glazed window to rear, low level w/c, vanity wash hand basin with vanity mirror, tiled flooring, under floor heating, shower cubicle with rainfall shower head, smooth ceiling with inset spotlighting and extractor fan.

Outside

To the front of the property is a drive providing parking for several vehicles leading to garage, the remainder of the front garden is laid to lawn with mature shrubs and access to:

Covered Walkway

Accessed via upvc double glazed entrance door with tiled flooring and personal door giving access to garage and access to the rear garden.

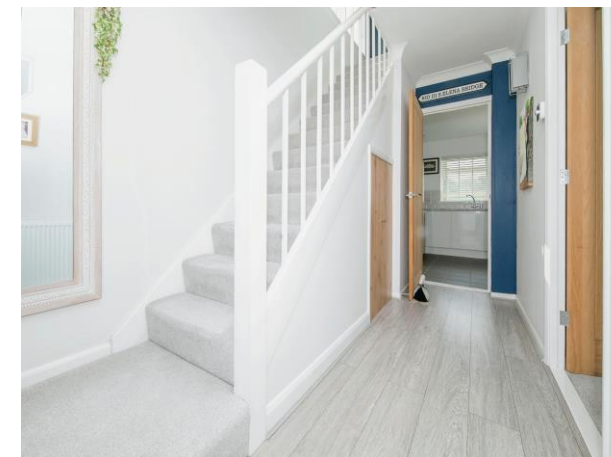
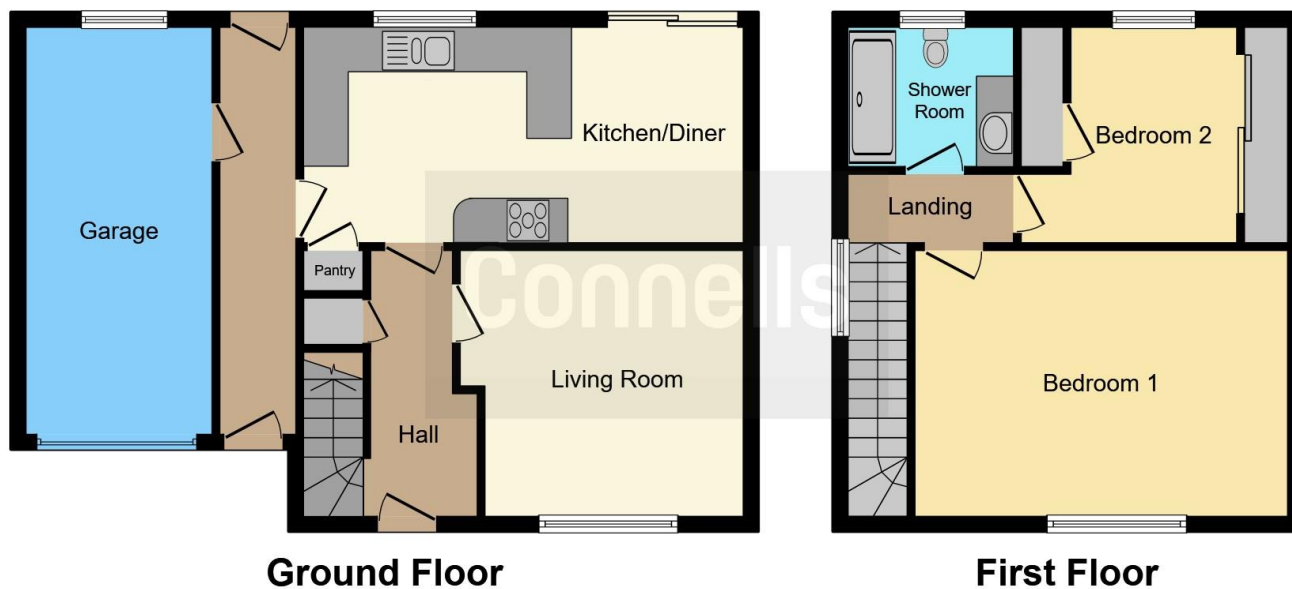
Rear Garden

Is 56 ft in length, is enclosed by fencing, has a shed, paved patio area with the remainder being laid to lawn and awning.

Garage

Up and over door, power and light, upvc double glazed window to rear, personal door giving access to walkway, space and plumbing for washing machine and space for tumble dryer.





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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EPC Rating: D

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Tenure: Freehold



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