



Connells

Blake Avenue
Shotley Gate IPSWICH



Property Description

Located in the popular village of Shotley Gate, we are pleased to offer this modern extended semi-detached house benefiting from two bedrooms, two reception areas, wood burner, first floor bathroom, front & rear gardens and off road parking. An internal inspection is highly recommended.

Shotley is well known for being a village with a strong sense of community, and offers residents a number of local amenities, including a local shop, pubs, restaurants, local vineyard and cafe and takeaways. The village also 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

Accessed via upvc double glazed entrance door, upvc double glazed window to front, tiled flooring, stairs to the first floor, smooth ceiling and access to:

Kitchen

13' max x 9' 7" max (3.96m max x 2.92m max)
Upvc double glazed window to rear, space for fridge freezer, tiled flooring, storage cupboard, smooth ceiling with inset spotlighting, built in oven with electric hood over, tiled splash backs, space for washing machine, space for dish washer, single drainage stainless steel sink with mixer tap inset in a roll edge work top with cupboards and drawers under and matching above and access to:

Lounge

13' x 12' (3.96m x 3.66m)
Smooth ceiling, wood burner and access to:

Dining Room

12' 2" x 8' 9" (3.71m x 2.67m)
Two Upvc double glazed windows to side, upvc double glazed doors giving access to the rear garden and wood effect flooring.

First Floor Accommodation

Landing, with access to half boarded loft space

Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)
Two upvc double glazed windows to rear and smooth ceiling.

Bedroom Two

11' max x 9' 8" (3.35m max x 2.95m)
Two upvc double glazed windows to front, smooth ceiling and electric storage heater.

Bathroom

Upvc double glazed window to side, low level w/c, pedestal wash hand basin with mixer tap, bath with mixer tap and independent shower over, smooth ceiling with inset spotlighting and extractor fan, heated towel rail and wood effect vinyl flooring.

Outside

To the front of the property there is off road parking.

The rear garden has a decked patio area and the remainder is laid to lawn with mature trees and shrubs.

Outbuildings

22' x 7' (6.71m x 2.13m)

Multi function use a workshop/storage shed which has power and light, dual access from rear garden and front of property), space for tumble dryer and doors giving access to the rear garden.





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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