

for sale

£310,000



Kitchener Way Shotley Gate Ipswich IP9 1RN

Connells are pleased to offer this three bedroom detached home located in the popular scenic village of Shotley. The home further boasts two reception rooms, a ground floor cloakroom & first floor bathroom, en-suite to master bedroom, garage & ample off road parking and front and rear gardens.

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Entrance Hall

Accessed via upvc double glazed entrance door, stairs rising to the first floor with storage cupboard under, radiator and doors giving access to:

Lounge

17' 4" into bay x 11' 4" (5.28m into bay x 3.45m)

Upvc double glazed bay window to front, radiator, coved and textured ceiling, wood burner and two radiators.

Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)

Upvc double glazed window to rear, space and plumbing for dish washer, space for fridge freezer, built in oven, built in hob with filter hood over, radiator, tiled flooring, pantry cupboard, textured and coved ceiling, 1 1/2 bowl sink with mixer tap inset in a roll edge work tops with cupboards and drawers under and matching above and access to:

Dining Room

10' 2" x 8' 6" (3.10m x 2.59m)

Upvc double glazed patio door giving access to the rear garden, textured and coved ceiling and radiator.

Inner Hall

Personal door accessing the garage, smooth coved ceiling, tiled flooring and doors giving access too:

Utility Room

7' 8" x 6' 3" (2.34m x 1.91m)

Upvc double glazed door giving access to the rear garden, tiled flooring, roll edge work top with cupboards and drawers under and matching above, space for washing machine, electric boiler, coved and textured ceiling and part tiled walls.

Cloakroom

Upvc double glazed window to side, low level w/c, coved and textured ceiling, radiator, tiled flooring and part tiled walls.

First Floor Accommodation

Landing

Upvc double glazed window to side, airing cupboard and doors giving access too:

Bedroom One



12' 5" max into door x 12' 5" (3.78m max into door x 3.78m)

Upvc double glazed Georgian style window to front, radiator, built in double wardrobe, coved and textured ceiling with ceiling fan and doors giving access too:

Ensuite

Upvc double glazed Georgian style window to front, pedestal wash hand basin, low level w/c, shower cubicle with independent shower over, shower rail, coved and textured ceiling, extractor fan and radiator.

Bedroom Two

10' 7" max x 9' 1" (3.23m max x 2.77m)

Upvc double glazed window to rear, radiator, coved and textured ceiling, range of fitted wardrobes and vanity unit.

Bedroom Three

9' 1" x 7' (2.77m x 2.13m)

Upvc double glazed window to rear, coved and textured ceiling and radiator.

Bathroom

Upvc double glazed window to side, low level w/c, pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment, coved and textured ceiling, tiled walls and radiator.

Outside

To the front of the property there is a drive providing off road parking leading to the garage and the remainder is laid to lawn with mature trees and shrubs and there is also gated side access to the rear garden and exposed porch.

The rear garden is laid to paved patio and pond, with mature shrubs outdoor lighting, a decked patio area and shed to side.

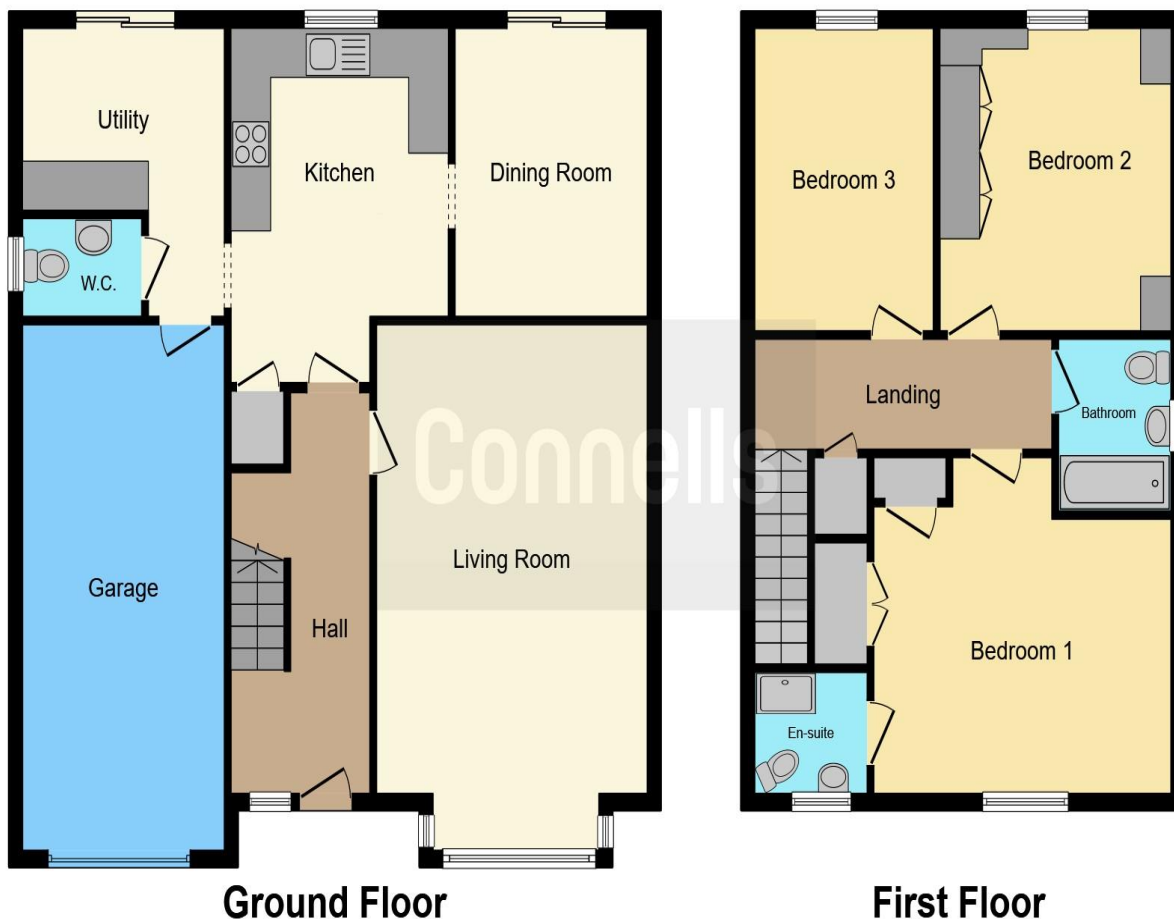
Outbuilding

17' 5" x 8' (5.31m x 2.44m)

Auto roller door, power and light, personal door giving access to the inner hall, loft access and space for chest freezer.







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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Property Ref: ICH311282 - 0005

Tenure: Freehold

EPC Rating: D

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