



**Connells**

4 Admiralty Pier King Edward VII Drive  
Shotley Gate



## Property Description

Situated on the waters edge, on the fringe of the Shotley Peninsula, Admiralty Pier provides luxury accommodation over three levels and boasts panoramic views across the Stour Estuary towards the River Orwell, and the Port of Felixstowe.

The property benefits from versatile accommodation in excess of 1800 square feet, and boasts a private balcony/terrace on each level.

The ground floor of the home offers a spacious living room, with access to an large terrace area, as well as utility and wet room. The first floor of the property comprises of kitchen/diner with high specification fitted Bosch appliances and leads to private balcony, there is also a seperate cloakroom and the third bedroom. The second floor offers a large master bedroom, with private balcony, in addition to four piece bathroom suite and the second bedroom.

The Admiralty Pier development can only be accessed via security entrance barrier, which is controlled by a fob. The home is fitted with EV charging point and has off road parking to front, and also has access to a private slipway with steps leading to the beach, in addition to a private green for residents use only.

## Location - Shotley Gate

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.

Shotley Sailing Club lies just a few hundred yards up the road, which is a members club offering sailing and social events throughout

the year and plays a pivotal role in the village community.

Shotley Marina is further along King Edward VII Drive, which is home to 350 sheltered, non tidal berths as well as a local public house, The Shipwreck, which offers a bed and breakfast service.

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 double glazed entrance door, stairs rising to the first floor, tiled flooring, boiler cupboard and doors giving access to:

## Lounge

30' x 16' 2" narrowing to 9' 2" ( 9.14m x 4.93m narrowing to 2.79m )  
Bi-fof doors giving access to the front, triple glazed doors giving access to balcony which gives reaching river views, smooth ceiling with inset spotlighting and tiled flooring with under-floor heating.

## Wet Room/ Shower Room

7' 8" x 6' 1" ( 2.34m x 1.85m )  
Triple glazed window to front, floating w/c, grey tiled floor and walls, vanity wash hand basin, smooth ceiling with inset spotlighting, shower with rainfall shower head and heated towel rail.

## Utility Room

8' 7" x 8' 6" ( 2.62m x 2.59m )  
Triple glazed window to rear giving river views, wall mounted boiler. space

for freezer, tile flooring, space and plumbing for washing machine, space for tumble dryer, single stainless steel sink with mixer tap inset in a quartz work top with cupboards under, extractor fan and smooth ceiling with inset spotlighting.

### First Floor Landing

Stairs to second floor, smooth ceiling with inset spotlighting and doors giving access to:

### Sitting Area

16' 2" x 12' 6" ( 4.93m x 3.81m )

Triple glazed double doors giving access to the balcony giving river views, smooth ceiling with inset spotlighting, wood effect flooring with under floor heating and access to:

### Kitchen/ Dining Area

17' 6" x 9' 1" ( 5.33m x 2.77m )

Triple glazed window to front, built in miele dishwasher, bosch hob with bosch filter hood over, built in fridge, built in freezer, built in bosch oven and microwave, 1 1/2 bowl sink with mixer tap inset in a quartz work top with cupboard and drawers under and matching above and smooth ceiling with inset spotlighting.

### Bedroom Three

15' 1" x 8' 5" ( 4.60m x 2.57m )

Triple glazed window to far giving river views, triple glazed window to front, wood effect flooring and smooth ceiling with inset spotlighting.

### Separate W/C

Grey tiled walls and flooring with under floor heating, enclosed w/c, wash hand basin with mixer tap, smooth ceiling with inset spotlighting and extractor fan and sensor light mirror.

### Second Floor Landing

Storage cupboard, smooth ceiling with inset spotlighting and doors giving access to:

### Bedroom One

14' 2" x 18' narrowing to 12' 7" ( 4.32m x 5.49m narrowing to 3.84m )

Vaulted ceiling with inset spotlighting, wood effect flooring, triple glazed window to side, triple glazed double doors giving access to a private balcony giving river views, usb points and wood effect flooring.

### Bedroom Two

15' 1" narrowing to 8' 3" x 8' 8" ( 4.60m narrowing to 2.51m x 2.64m )

Two triple glazed windows to front, storage cupboard, smooth ceiling with inset spotlighting, usb points, wood effect flooring with under floor heating.

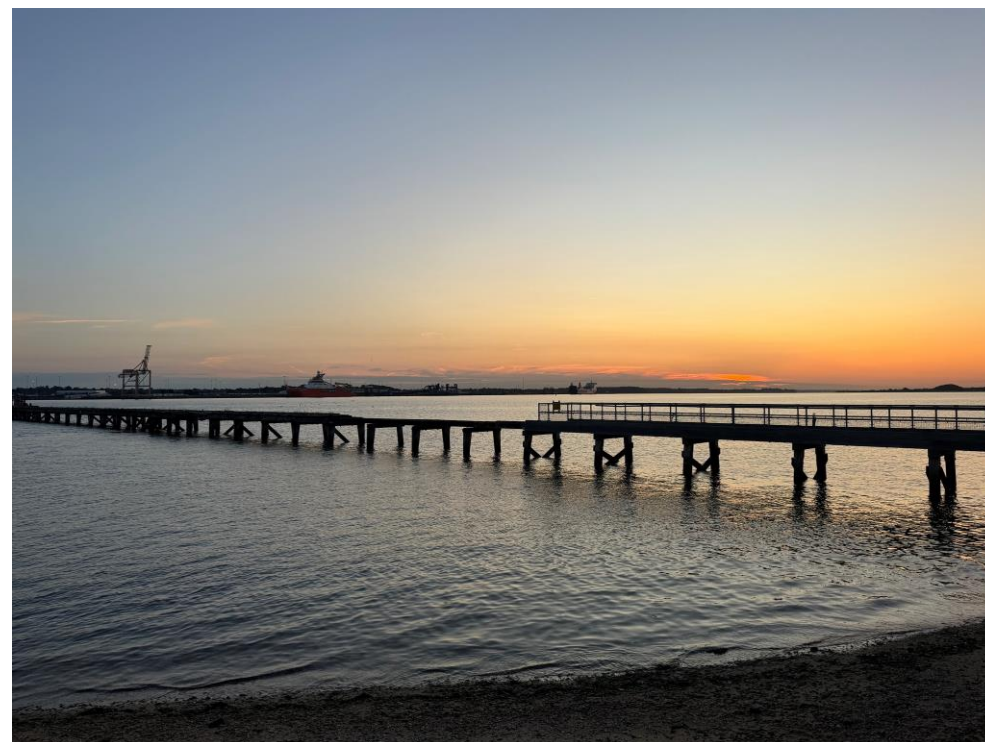
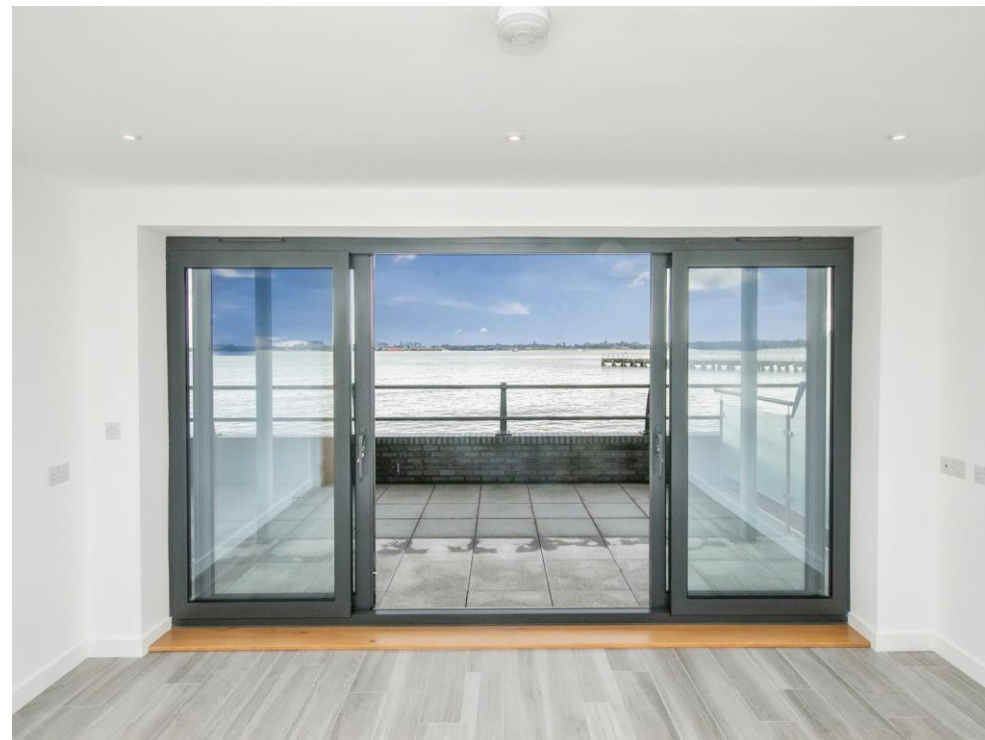
### Family Bathroom

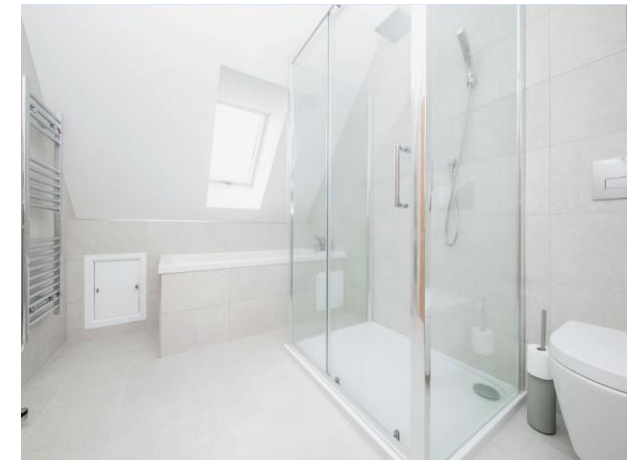
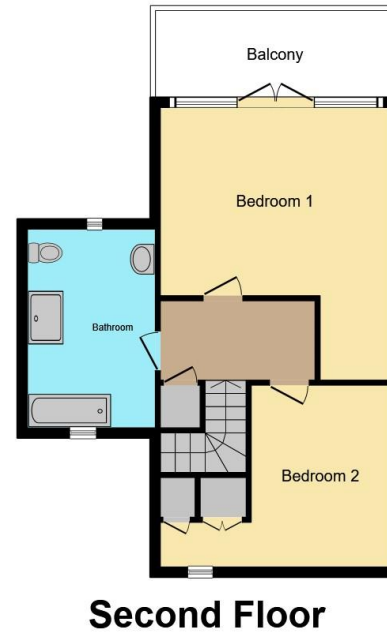
Triple glazed windows to front and rear giving river views, double shower cubicle with independent shower over with rainfall shower, bath with mixer tap and shower attachment, enclosed w/c, floating vanity wash hand basin with mixer tap, radiator, under floor heating and shaver point.

### Outside

To the front of the property is a drive providing off road parking and electric charging points, there are further visitor parking spaces on site.

There is also gated access to the rear, There are three private balconies which provide far reaching river views.





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**EPC Rating: B**

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Tenure: Freehold



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