



Connells

Hawkes Drive  
Shotley Gate Ipswich



# Hawkes Drive Shotley Gate Ipswich IP9 1FJ

for sale offers in excess of  
**£280,000**



## Property Description

Located within the popular Barrelmans Point development lies this two double bedroom, semi-detached contemporary family home. The property offers versatile open plan living throughout, with eco-friendly & energy efficient air source heat pump & EV charging point.

Barrelmans Point is a unique development situated on the former H M S Ganges Naval site at the heart of the Shotley Peninsula. The development gives purchasers the opportunity to reside on one of the most scenic coastal areas in the UK being nestled between the Stour Estuary and the River Orwell, the local area is awash with stunning organic landscape being at the Southern end of the Suffolk Coast and heath area of outstanding natural beauty. In addition to the wonderful location and beautiful homes the existing historic buildings will be reanimated to create some wonderful amenities for residents to enjoy with a gym, Co working space, screening Room, Cafe, Library and Tennis Courts currently proposed. The peninsula is also home to a number of Primary and Secondary Schools including two outstanding fee paying schools.

The County Town of Ipswich is only 9 miles from the site where you will find a Mainline Railway Station with regular links to London Liverpool Street, Cambridge and Norwich. Colchester Town is within 25 miles and there is access to the A12 which continues towards Chelmsford (49 miles) and Brentwood (69 miles). Don't miss out on the opportunity to live on this exceptional site.

## Entrance Hall

Access by double glazed entrance door, radiator, luxury vinyl wood, effect, flooring, smooth, ceiling, and doors giving access to

## Cloakroom

Enclosed w/c, wash hand basin with mixer tap, radiator, wood effect vinyl flooring,

smooth ceiling with inset spotlights and extractor fan.

## Kitchen Area

11' 5" x 9' 6" ( 3.48m x 2.90m )

Upvc double glazed window to front with fitted blind, space and plumbing for washing machine, space for fridge freezer, built-in oven, built-in hob with extractor hood over, 1 1/2 bowl sink with mixer tap insert in a worktop with cupboards and drawers under and matching above, smooth ceiling with inset spotlighting, wood effect Vinyl flooring, radiator and access to:

## Lounge Area

13' 6" x 12' 2" ( 4.11m x 3.71m )

Upvc double glazed window to side, upvc double glazed double doors giving access to the rear garden, wood effect vinyl flooring, smooth ceiling, stairs rising to the first floor with storage cupboard under, radiator and storage cupboard housing boiler.

## First Floor Landing

Smooth ceiling giving loft access, storage cupboard and doors to:

## Bedroom One

13' 1" x 8' 8" ( 3.99m x 2.64m )

Two upvc double glazed windows to rear, radiator, range of fitted wardrobes and storage/airing cupboard.

## Bedroom Two

15' 1" x 8' ( 4.60m x 2.44m )

Two upvc double glazed windows to front, radiator and smooth ceiling.

## Bathroom

Upvc double glazed window to side, shaped and panel bath with mixer tap and independent shower over and shower screen, enclosed w/c, wash hand basin with mixer tap, shaver point, part tiled walls, heated towel rail and smooth ceiling with spotlighting.

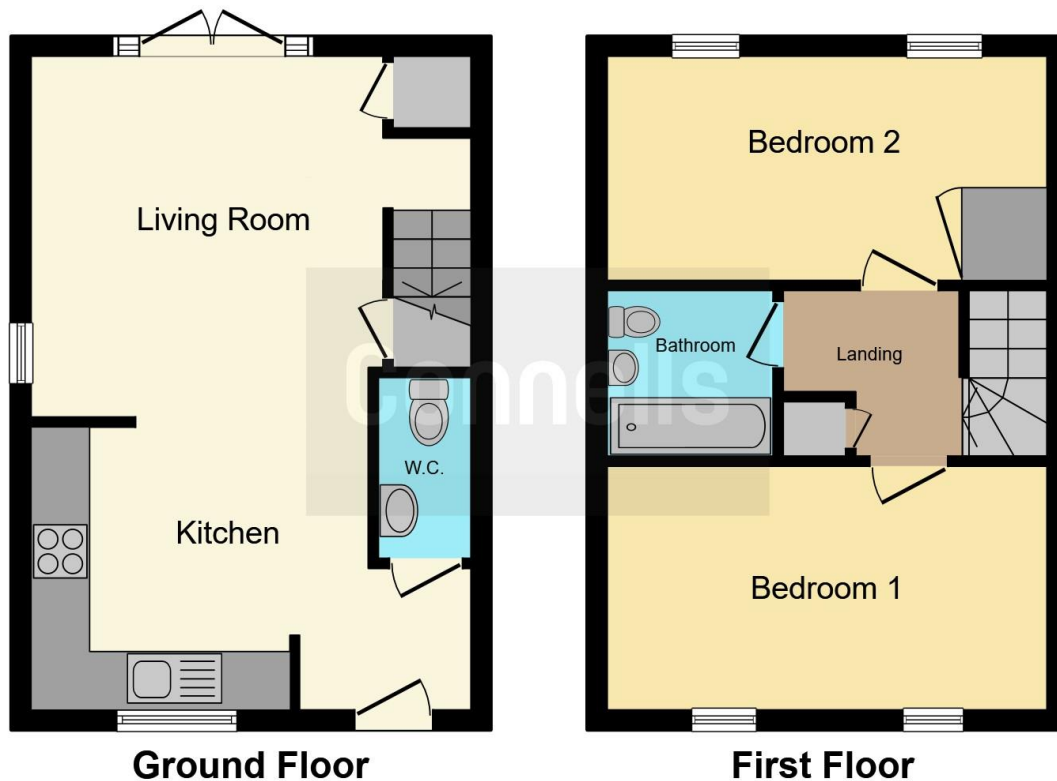
## Outside

To the front of the property there is a block paved drive providing off-road parking leading to the garage. The remainder is laid to lawn with shrubs and exposed canopy porch. There is also an electric vehicle charging point and gated access to the rear garden. The rear garden commences with a paved patio area with the reminder laid to lawn. There is outdoor lighting and a air source heat pump.

## Garage

23' x 10' 5" ( 7.01m x 3.17m )  
Up and over door and power and light.





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](http://www.focalagent.com)

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EPC Rating: B

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Tenure: Freehold



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