



Connells

Nelson Avenue
Shotley Gate Ipswich



Property Description

Barrelmans Point is a unique development of newly built homes, situated on the Shotley Peninsula which is located where the River Stour and the River Orwell meet. If you appreciate the great outdoors and enjoy connecting with nature the local area offers a variety of coastal trails where you can enjoy the stunning views which evolve through the seasons, a network of walking and cycle routes weave through the countryside connecting to the neighbouring villages of Chelmondiston and Holbrook. Shotley has an attractive Marina and a strong sailing community.

The site offers an impressive collection of nearly 300 carefully designed homes with the parade ground being at the heart of the development offering a variety of amenities which will be located in the reanimated Nelsons Hall, these will include a convenience store, cafe, gym, library, private screening room and co-working space currently proposed. The parade ground will also be home to the iconic Grade II ceremonial mast.

The Peninsula is also serviced with multiple existing local facilities including Primary and Secondary Schools, general stores, public houses and GP surgeries.

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 easy access to the A12 which continues towards Chelmsford (49 miles) and Brentwood (69 miles).

Front Garden

Turf and shrubs to the front garden, with slabs laid to entrance way, duo pitch canopy and gated access to parking and garage.

Ground Floor Accommodation

Luxury vinyl tile flooring to all of the ground

floor, heating controller, and storage cupboard housing heating system.

Kitchen/Living/Dining Room

27' 6" x 19' 1" max (8.38m x 5.82m max)

The Luttrell boasts modern open-plan living space to the ground floor, perfect for entertaining family and friends. Its generous kitchen is equipped with shaker style kitchen units, a fitted breakfast bar, single oven, ceramic hob, and cooker hood by Zanussi or equivalent, 20mm laminate worktops with 100mm upstand. The lounge and dining area is spacious and modern, with seamless connection to the outside space via French doors.

Cloakroom

Contemporary style sanitary ware by Geberit or equal approved, comprising of toilet and basin, contemporary style brassware by Bristan or equal approve, and luxury vinyl tile flooring.

First Floor Accommodation

Carpets to stairs, landing, and all bedrooms.

Master Bedroom

13' 1" max x 9' 11" max (3.99m max x 3.02m max)

A stunning master bedroom, with an en-suite shower room overlooks the rear garden.

En-Suite

Contemporary style bathroom suite by Geberit or equal approved, comprising of toilet, basin, and shower. Wall tiling 600mm square tiles full height to shower walls and half height to basin,

contemporary style brassware by Bristan or equal approve, electric chrome towel radiator, and luxury vinyl tile flooring.

Bedroom Two

9' 10" x 11' 3" (3.00m x 3.43m)

A large double bedroom at the front of the home.

Bedroom Three

8' 11" x 7' 5" (2.72m x 2.26m)

An adaptable third bedroom, at the front of the home, which is perfect as a home office or children's bedroom. Cupboard housing the hot water storage tank.

Family Bathroom

Contemporary style bathroom suite by Geberit or equal approved, comprising of toilet, basin, and shower over bath. Wall tiling 600mm square tiles full height to bath/shower walls and half height to basin, contemporary style brassware by Bristan or equal approve, electric chrome towel radiator, and luxury vinyl tile flooring.

Rear Garden

French doors lead you to the south facing rear garden, featuring a patio and turfed lawn, single outside tap, air source heat pump, passage and gate leading to the front garden, and gated access to the garage and off-road parking.

Off-Road Parking Area

Block paved off-road parking for two cars, 7kw electric car charger, access to the garage and gated access to both the rear garden.

Garage

23' x 10' (7.01m x 3.05m)

The plot benefits from a detached garage with power, lighting, and ample roof space that could be utilised for storage.

Agent's Note:

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, and may not be specific to this plot/may differ from the finished development.

Own New - Rate Reducer

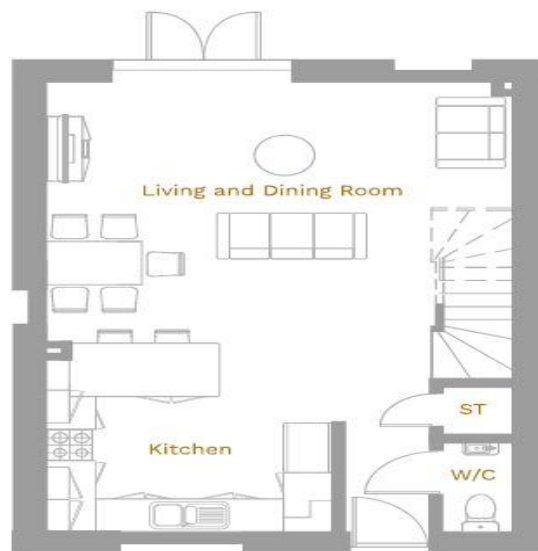
Savings of up to £530 per month on mortgage payments available with Own New Rate Reducer*

Example based on market interest rates, with an average house price of £365,000 and an average mortgage term of 35 years. Assumes a 5% homebuilder incentive and a 2 year fix, with 95% LTV mortgage. Independent financial advice must be sought from a regulated mortgage broker to access this scheme. Your home may be repossessed if you do not keep up your mortgage repayments. Rates valid as of 15-04-2025.

Eligibility is at the developer's discretion, is subject to receiving regulated advice from an independent mortgage broker and is ultimately subject to the lender terms and conditions.



Ground Floor Plan



First Floor Plan



GROUND FLOOR

Living/Kitchen/Dining Room 8.39m x 5.82m max
(27' 6" x 19' 1" max)

FIRST FLOOR

Master Bedroom 3.04m max x 4.0m max
(9' 11" max x 13' 1" max)
Bedroom 2 3.02m x 3.44m
(9' 10" x 11' 3")
Bedroom 3 2.73m x 2.28m
(8' 11" x 7' 5")



To view this property please contact Connells on

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EPC Rating:
Exempt

Tenure: Freehold



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