



Connells

Boot Drift Cottages
Shotley Ipswich



Property Description

An internal viewing is highly recommended on this extended and improved semi-detached cottage, located in the picturesque rural location of Shotley on a generously sized plot with wrap around garden. The home offers extensive accommodation comprises of four double bedrooms with en-suite to bedroom one, four reception rooms, a functional and convenient utility lobby, family bathroom, detached double garage, large driveway providing parking for several vehicles and far reaching views from the front and rear gardens.

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, cafes 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, 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 Porch

Accessed via upvc double glazed entrance door, upvc double glazed window to front, smooth ceiling and door giving access to:

Lounge

15' 5" x 11' (4.70m x 3.35m)
Upvc double glazed bay window to front, giving far reaching farmland views, smooth coved ceiling, radiator and four wall light points.

Inner Lobby

Stairs rising to the first floor and door is giving access to:

Dining Room

17' 8" x 9' 1" (5.38m x 2.77m)
Upvc double glazed window to side, radiator, smooth coved ceiling, four wall light, points and doors giving access to:

Inner Hall

Door giving access to rear garden and further access to:

Study

9' x 6' 4" (2.74m x 1.93m)
Upvc double glazed double doors giving access to the front garden and far reaching farm land views, radiator, storage cupboard and textured ceiling.

Sitting Room

16' 6" x 14' (5.03m x 4.27m)
Two upvc double glazed windows to front giving far reaching farmland views, two radiators, upvc double glazed double doors giving access to the rear garden, smooth coved ceiling and four wall light points.

Kitchen/Breakfast Room

13' 7" x 12' 6" (4.14m x 3.81m)
Two upvc double glazed windows to rear giving far reaching farmland views, space and plumbing for dishwasher, space for fridge freezer, space for cooker with extractor hood over, vaulted beamed ceiling, tiled splashback's, spotlighting, wood effect

vinyl flooring, 1 1/2 bowl sink with mixer tap in set in a roll edge worksurface with cupboards and drawers under and matching above, radiator and doors giving access to:

Utility Lobby

7' 9" x 9' 7" max (2.36m x 2.92m max)
Upvc double glazed windows to rear and side, upvc double glazed door giving access to the rear garden, roll edge work surfaces with cupboards under, wood effect vinyl flooring, space and plumbing for washing machine, space for tumble dryer and smooth ceiling with loft access.

First Floor Landing

Upvc double glazed window to rear with far reaching farmland views and doors giving access to:

Bedroom One

14' 7" x 14' 1" max (4.45m x 4.29m max)
Two upvc double glazed windows to front with field views, two radiators, loft access, fitted hanging space and door giving access to:

Ensuite

Upvc double glazed window to front, corner bath with mixer tap and independent shower over, pedestal wash hand basin, low-level w/c, extractor fan and part tiled walls.

Bedroom Two

12' 9" x 11' (3.89m x 3.35m)
Upvc double glazed window to front giving farmland views and radiator.

Bedroom Three

11' 4" x 7' 5" (3.45m x 2.26m)
Upvc double glazed window to front, radiator and textured ceiling.

Bedroom Four

10' 8" max x 9' (3.25m max x 2.74m)
Upvc double glazed window to front giving farmland views, radiator, exposed and

painted floorboards and smooth ceiling.

Bathroom

Upvc double glazed window to rear giving farmland views, low-level w/c, shaped bath with mixer tap and shower attachment with independent shower over, pedestal wash and basin with mixer tap, airing cupboard, radiator, smooth ceiling and varnished floorboards.

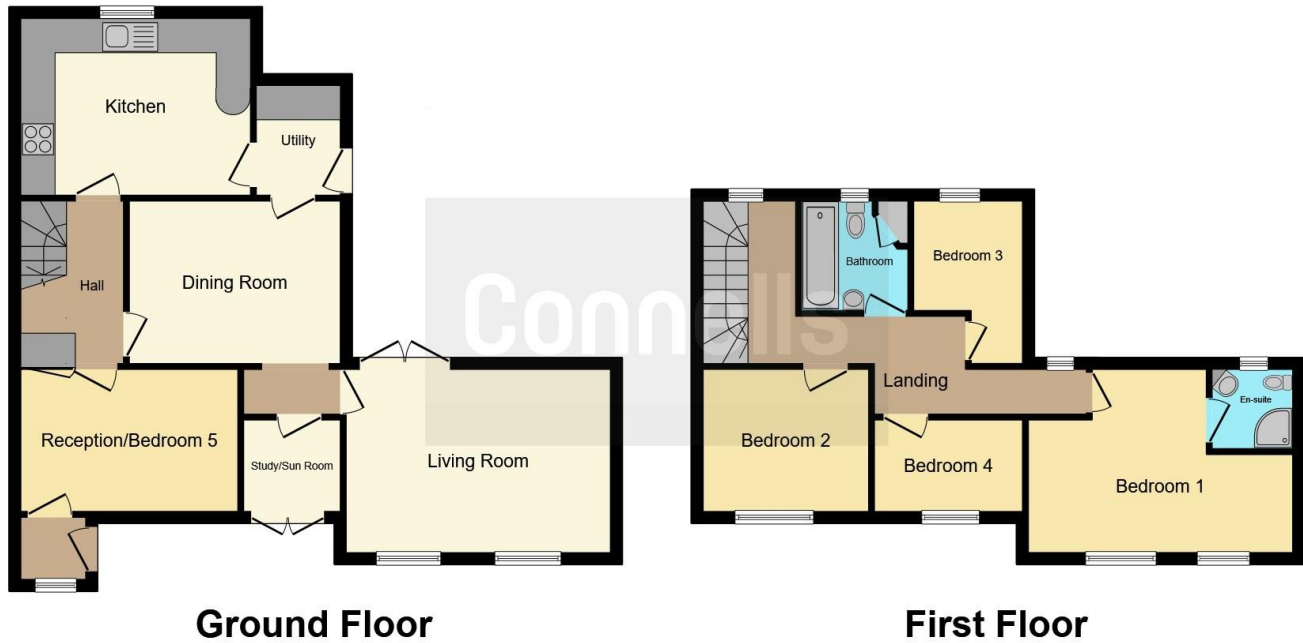
Outside

To the front of the property there is a large concrete driveway providing off road parking for several vehicles and giving access to the double garage. There is outdoor lighting, access to a summer house with power. The remainder of the garden is laid to lawn with mature trees and shrubs and access to the side garden which has a concrete patio area, block paved patio area with pergola, greenhouse, outdoor lighting and tap, oil boiler, septic tank, 1300 L oil tank and far reaching farmland views to front and rear.

Double Garage

19' 10" x 18' 8" (6.05m x 5.69m)
Up and over door, two windows to side, power and lighting and door giving access to 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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Tenure: Freehold



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