



Connells

Innisfree Estuary Crescent
Shotley Gate Ipswich

Innisfree Estuary Crescent Shotley Gate Ipswich IP9 1QA

for sale
£325,000



Property Description

Located in the popular village of Shotley Gate, which offers a strong sense of community, and offers residents a number of local amenities, including a 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.

An internal viewing is highly recommended for this extended and improved semi-detached home situated in an elevated position overlooking the river. The property comprises of a light and spacious entrance hall, cosy and welcoming living room, kitchen/ diner, conservatory, ground floor shower room, four/ five bedrooms, first floor family bathroom, study, utility room, oil central heating, garage and off-road parking for several vehicles. The property is also being offered with no onward chain.

Reception Hall

Accessed via upvc double glazed entrance door, wood effect flooring, smooth coved ceiling, two wall light points and access to:

Entrance Hall

Upvc double glazed window to front with partial river views, radiator, stairs rising to the first floor, smooth ceiling with inset spotlighting, Marina pontoon hardwood flooring and doors giving access to:

Living Room

13' max x 12' (3.96m max x 3.66m)
Upvc double glazed window to front with partial River views, radiator, two wall light points, wood effect flooring, feature fireplace with space for wood burner.

Kitchen/Diner

18' 2" x 11' 4" (5.54m x 3.45m)
Upvc double glazed double door given access to conservatory, upvc double glazed window to rear, tiled flooring, radiator, smooth ceiling with inset spotlights, built-in fridge, built-in freezer, built-in dishwasher, built-in double oven, built-in hob, single drainer stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above and further doors giving access to:

Conservatory

14' 8" x 10' 4" (4.47m x 3.15m)
Brick and upvc double glazed construction, upvc French doors giving access to the rear garden, tiled flooring, radiator and built-in bench seat with storage under.

Rear Entrance Lobby

Upvc double glazed door giving access to the rear garden, airing cupboard housing wall mounted boiler, smooth ceiling, tiled flooring, roll edge worktop with cupboards under and above and doors giving access to:

Shower Room

Upvc double glazed window to side, low-level w/c, wood effect vinyl flooring, fully tiled shower cubicle with independent shower over and rainfall shower head, pedestal wash hand basin with mixer tap, heated towel rail, smooth coved ceiling with extractor fan and radiator.

Utility Room

8' 1" x 4' 9" (2.46m x 1.45m)
Upvc double glazed window to side, space and plumbing for washing machine, roll edge worktop with cupboards and drawers under and matching above, smooth coved ceiling, tiled flooring and radiator.

Split-Level

First Floor Landing

Upvc double glazed window to side and doors giving access to:

Bedroom One

12' 9" x 10' 6" (3.89m x 3.20m)
Upvc double glazed window to rear, radiator, smooth ceiling and wood effect flooring.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)
Upvc double glazed window to front giving River views, storage cupboard, wood effect flooring, radiator and smooth ceiling.

Study

7' 8" x 7' 6" (2.34m x 2.29m)
Upvc double glazed window to front giving river view, radiator, smooth ceiling and door giving access to:

Bedroom Three

10' 6" max x 8' 1" (3.20m max x 2.46m)
Upvc double glazed window to front giving river views, smooth coved ceiling and radiator.

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)
Upvc double glazed window to rear, radiator and smooth coved ceiling.

Bathroom

Upvc double glazed window to rear, radiator, double ended bath with mixer tap and shower attachment, part tiled walls, tile effect vinyl flooring, smooth coved ceiling and heated towel rail.

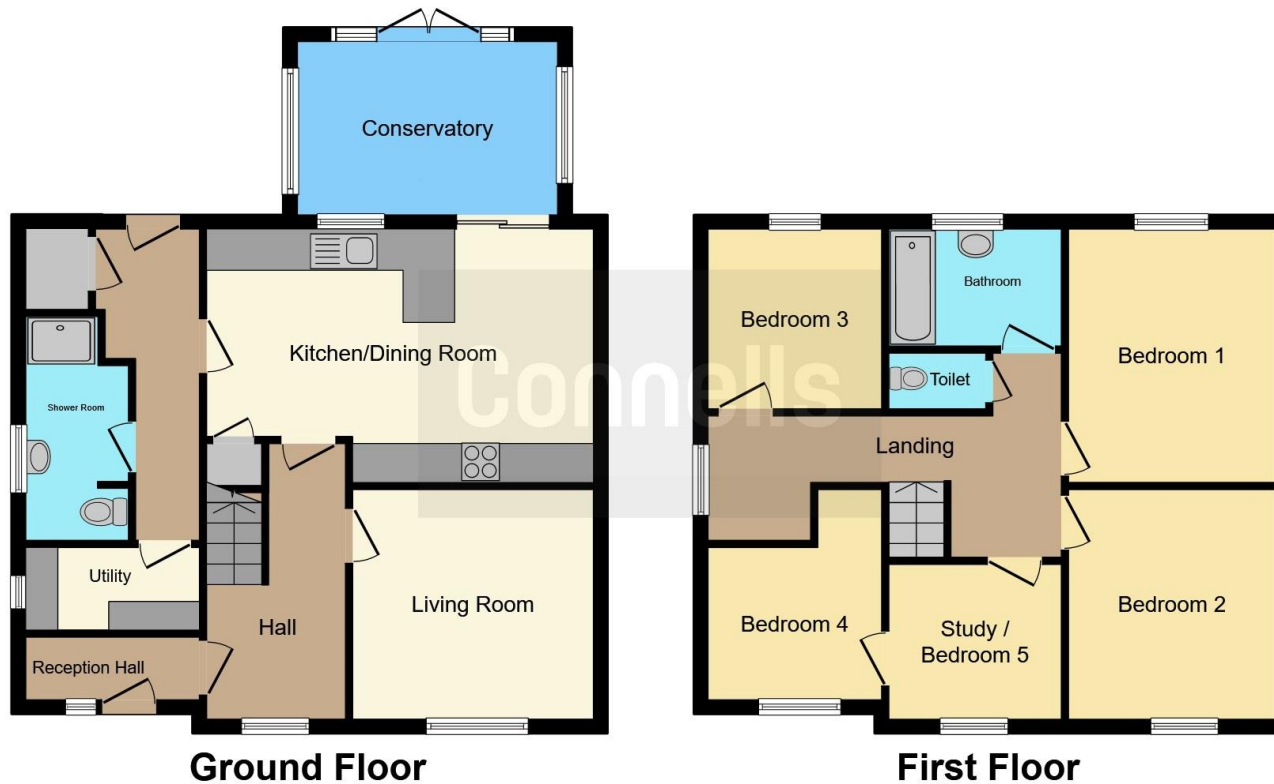
Separate W/C

Low level w/c, wood effect vinyl flooring and smooth ceiling with extractor fan.

Outside

To the front of the property there is a drive providing off-road parking for several vehicles and access to the rear garden and a garage.
The rear garden commences with a paved patio area and the remainder is laid to lawn, has a shed, 1300 L oil tank and the garden further extends to the side.





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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EPC Rating: D

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Tenure: Freehold



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