



Connells

Spalding Way
Chelmondiston Ipswich

Spalding Way Chelmondiston Ipswich IP9 1FL

for sale offers in excess of
£300,000



Property Description

The open-plan layout through the ground floor comprises of a shaker style kitchen, with Bosch appliances, following into a light and airy lounge and dining space. To the first floor there are two bedrooms, both generously sized, with the principal bedroom complemented by an en suite shower room and a family bathroom to service bedroom two. The property boasts off road parking, and spacious turfed front & rear gardens -ideal for outdoor activities and relaxation. With its practical design, spacious garden, and close proximity to local amenities, this property is a wonderful opportunity for those seeking a comfortable, low-maintenance home.

Spaldings Way

A small development of just sixteen premium houses and bungalows, nestled on the fringe of the Peninsula village of Chelmondiston. Comprising of two, three and four bedroom homes, many of which offer reaching views of farmland and the River Orwell, Spaldings Way offers purchasers the rare opportunity to reside in one of Suffolk's most desirable coastal hamlets. There is a varying style and size of property available, to suit a variety of living styles and budgets, with prices ranging between £300,000 and £750,000. All homes are serviced with modern air source heat pumps and built to a high specification as standard, and all have a 10 year guarantee included with purchase.

Chelmondiston

Chelmondiston, and the adjacent hamlet of Pin Mill, lie on the south bank of the River Orwell, just five miles from Ipswich and lie within the Suffolk Coast and Heaths Area Of Outstanding Natural Beauty. The village is charming and picturesque and offers a peaceful and welcoming environment.

The village boasts a variety of local amenities, with a village shop selling local produce, The Red Lion gastro pub and Hill Farm equestrian centre. The Royal Hospital and Ipswich High

School are fee paying schools within close reach, and the village benefits from its own church of England Primary School just a short walk from the development. Closeby Pin Mill has a rich maritime history, is home to the well renowned riverside Butt & Oyster pub and also has a traditional working boat yard, local sailing club and access to deep water moorings.

Suffolk

Neighbouring villages Woolverstone and Shotley both offer marinas, with tidal and non-tidal berths. Woolverstone Marina which is set in 22 acres of glorious parkland overlooking the picturesque River Orwell. Shotley Marina which is situated at the meeting point of the Rivers Orwell and Stour. It has a great pub and restaurant, The Shipwreck, offering excellent food, and fantastic views.

Some local attractions to the area include The Suffolk food hall which is one of the best food venues in the UK for local produce, offers unparalleled views of the River Orwell and provides locally sourced produce, has a farm shop, café and a host of other activities. Alton Water reservoir, between Holbrook and Stutton, is filled with wildlife and offers a variety of activities for the whole family such as sailing, windsurfing, and routes for walking and cycling.

Ipswich, the county town of Suffolk, is a short 15 minute drive away and offers a variety of shopping and leisure facilities, such as theatres and gyms. The recently rejuvenated waterfront Marina boasts many contemporary restaurants, bars and cafes. Both Ipswich and closeby Manningtree offer

mainline railway stations with direct routes to London Liverpool Street & Norwich, Cambridge.

Agents Note

Please note there is an estate charge payable at an estimated cost of £598.25 per property. Additional information available upon request.





To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating:
 Exempt

view this property online connells.co.uk/Property/ICH312220

Tenure: Freehold



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