



Connells

Ganges Road
Shotley Gate IPSWICH



Property Description

Located on the sought after Shotley Peninsula you will find this modern three bedroom semi-detached family home which is presented to a very high standard, an internal viewing is highly recommended to appreciate the size and style of property on offer. The living space on the ground floor offers a lounge, open plan kitchen/diner and there is access to the rear garden via double glazed door, the first floor boasts three bedrooms and a family bathroom and outside of the property you will find a front and rear garden and off road parking for several vehicles.

Shotley Gate 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 and cafe and takeaways. The village offers river and countryside walks, as well as being popular with the sailing and watersports 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, tiled flooring, smooth ceiling, upvc double glazed door giving access to:

Entrance Hall

Stairs rising to the first floor, radiator, wood effect flooring, smooth ceiling with spot lighting and doors giving access to:

Lounge

15' 2" into Bay x 11' 1" Max (4.62m into Bay x 3.38m Max)

Upvc double glazed bay window to front, wood effect flooring, radiator, smooth ceiling, built in remote control flame effect fire and door giving access to:

Kitchen/Diner

Upvc double glazed window rear, upvc double glazed double door giving access to the rear garden, walk in pantry, space for American sized fridge freezer, space for tumble dryer, space and plumbing for dishwasher, space and plumbing washing machine, space for range style oven, splash back and extractor hood over, radiator, cupboard housing wall mounted boiler, single drainage stainless style sink with mixer tap inset in a work top with cupboards and drawers under and matching above, breakfast bar, tiled splash backs, smooth ceiling with spotlighting and wood effect flooring.

First Floor Landing

Smooth ceiling, loft access and doors giving access to:

Bedroom One

12' 4" x 11' 5" into door reception (3.76m x 3.48m into door reception)

Two upvc double glazed window to front, smooth ceiling with spotlighting, radiator and built in wardrobe.

Bedroom Two

8' 1" into door recess x 7' 6" (2.46m into door recess x 2.29m)

Upvc double glazed window to rear, radiator and smooth ceiling with spotlighting.

Bedroom Three

8' 1" x 6' 5" (2.46m x 1.96m)

Upvc double glazed window to rear, radiator and smooth ceiling with spotlighting.

Family Bathroom

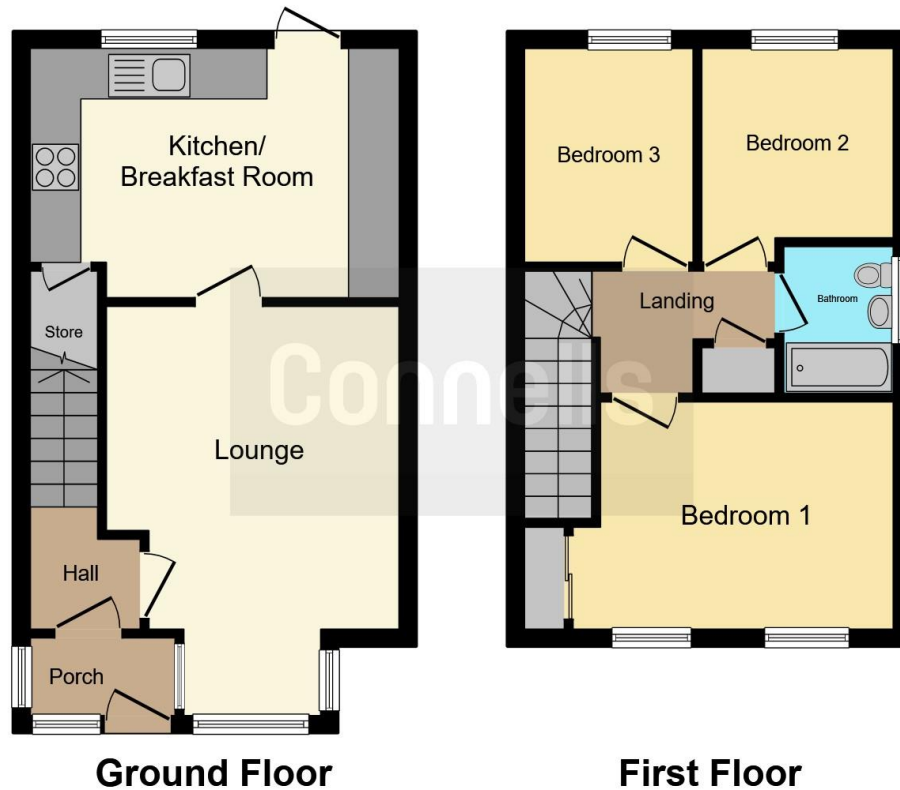
Upvc double glazed to side, low level w/c, vanity wash hand basin, shaped and panel bath with mixer tap and independent shower over, part tiled walls, shower splash backs, heated towel rail, smooth ceiling and a vanity mirror with led lighting.

Outside

To the front of the property there is a blocked paved drive providing off road parking for several vehicles and gated side access to the rear garden.

The rear garden commences of paved patio, is proxy 30ft in length, has a paved patio area, a oil tank, shed, outside power and outside lighting.





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: E Council Tax
 Band: B

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Tenure: Freehold



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Property Ref: ICH312462 - 0002