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Bristol Hill  
Shotley Gate Ipswich



# Bristol Hill Shotley Gate Ipswich IP9 1PU

for sale guide price  
**£300,000**



## Property Description

Located on the popular Shotley peninsula, Connells are excited to offer this improved semi-detached home with partial river views. The current vendors have modernised the property to a high standard with the accommodation comprising of three bedrooms, ground floor shower room and first floor family bathroom, sitting room, snug, kitchen/ diner, generous sized rear garden perfect for outside entertaining and a garage.

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.

## Sitting Room

15' max x 14' max ( 4.57m max x 4.27m max )

Accessed via entrance door, two vertical wall radiators , feature windows to front, smooth ceiling and doors giving access to:

## Snug Area

8' 6" x 5' 8" ( 2.59m x 1.73m )

Smooth ceiling.

## Inner Hall

Stairs rising to the first floor with storage space under, storage/utility cupboard with space and plumbing for washing machine and doors give access to:

## Shower Room

Walk in double shower cubicle with independent shower over and rainfall shower head, low-level w/c, pedestal wash hand basin, tiled flooring and smooth ceiling.

## Kitchen/Diner

14' 4" x 11' 5" ( 4.37m x 3.48m )

Double glazed bi-fold windows to rear, skylight window, wall mounted Baxi boiler (using LPG), space for cooker, double stainless steel sink with mixer tap with cupboards under and above solid wood worktop, tiled flooring, smooth ceiling with inset spotlighting, USB points, space for fridge freezer, underfloor heating and access to the rear garden.

## First Floor Landing

Storage cupboard with automatic lighting, smooth ceiling with inset spotlights in the loft access, Victorian, style, radiator, and doors giving access to

## Bedroom One

15' 6" into bay x 15' max ( 4.72m into bay x 4.57m max )

Georgian style bay window to front with river views, two double radiators and smooth coved ceiling.

## Bedroom Two

12' 9" x 9' 1" ( 3.89m x 2.77m )

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

## Bedroom Three

9' 4" x 6' ( 2.84m x 1.83m )

Upvc double glazed sash window to rear, Victorian style radiator and smooth ceiling.

## Family Bathroom

Double ended bath with mixer tap and shower attachment, heated towel rail, part tiled walls, tiled flooring, vanity wash hand basin with mixer tap, low-level w/c, smooth ceiling with inset spotlighting, extractor fan and glass block window to side.

## Outside

To the front of the property there is a step pathway leading to the entrance door with the remainder landscaped to stone, The tiered rear garden commences with a deck patio area with further areas consisting of lawn, decorative stone and a patio area. There is also access to the garage.

## Garage

20' 3" x 12' 7" ( 6.17m x 3.84m )

Accessed via school road with double doors, power and a personal door giving access to the rear garden and window to side.







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Tenure: Freehold



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