



Connells

Nelson Avenue
Shotley Gate Ipswich

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for sale
£425,000



Property Description

There's something special about living by the water, and Barrelmans Point in Shotley Gate is the perfect example of why. Tucked away at the southern tip of the Shotley Peninsula, where the rivers Orwell and Stour meet, lies this historic former Naval site with a story as rich as its surroundings.

It was here in 1899 that the wooden ship HMS Ganges was berthed and used as a cadet training ship for the Royal Navy. When the ship was retired in 1905, training moved ashore and continued until the facility's closure in 1976. Today, the site is being reanimated with multiple key features being lovingly restored.

Barrelmans Point will offer 300 thoughtfully designed homes, centred around the original Parade Ground and the striking Grade II Listed ceremonial mast. With a range of 2, 3, 4, & 5-bedroom homes - the development focuses on combining energy efficiency and functionality, with beautiful design and high-quality finishes.

If you are drawn to spacious, sociable layouts, seamless indoor-outdoor living, and the convenience of modern-day amenities within a peaceful coastal setting, Barrelmans Point delivers on every level. A place where past and present meet effortlessly, and where the river's pull is never far away. If you are searching for a home that offers more than just bricks and mortar- one with charm, connection, and a true sense of place- Barrelmans Point could be exactly what you've been waiting for. Contact us today to secure your new home at Barrelmans Point!

Front Garden

This beautifully presented corner plot features turf and shrubs to the front garden, with slabs laid to entrance way, and single pitch canopy. You will also find access via a side gate to the rear garden and block paved driveway, and

garage.

Entrance Hall

A central hallway entrance, fitted with a downstairs W/C. Luxury vinyl tile flooring to all of the ground floor.

Cloakroom

Contemporary style sanitary ware by Geberit or equal approved, comprising of toilet and basin, contemporary style brass-ware by Bristan or equal approve, and luxury vinyl tile flooring.

Home Office

10' 4" x 5' 6" (3.15m x 1.68m)

An adaptable space, perfect for those wishing to work from home.

Snug

11' 1" x 9' 9" (3.38m x 2.97m)

To the front of the property, you will find a separate snug which offers sanctuary to relax after a long day from working in your own home office across the hall. Double doors opening into the kitchen/family room.

Kitchen/Dining/Family Room

11' 10" x 27' 2" (3.61m x 8.28m)

A generous kitchen is equipped with shaker style kitchen units, double electric ovens, ceramic hob and cooker hood by Zanussi or equivalent, 20mm quartz worktops with 100mm upstand, and a stunning breakfast island. This open-plan room also has ample space for a dining area and sitting/family area. Access to the utility room and French doors leading to the outside space.

Utility Room

The utility room is equipped with

shaker style kitchen units, housing the heating system, space for a washing machine and tumble dryer. Door for side access.

First Floor Accommodation

Carpets to stairs, landing, and all bedrooms. Storage cupboard located on the landing, housing the hot water storage tank.

Master Bedroom

12' 3" x 10' 10" (3.73m x 3.30m)

A stunning master bedroom to the front of the property, equipped with an en-suite shower room.

En-Suite

Contemporary style bathroom suite by Geberit or equal approved, comprising of toilet, basin, and shower. Wall tiling 600mm square tiles full height to shower walls and half height to basin, contemporary style brass-ware by Bristan or equal approve, electric chrome towel radiator, and luxury vinyl tile flooring.

Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m)

A large double bedroom overlooking the front garden, featuring dual aspect windows.

Bedroom Three

10' 11" x 11' 3" (3.33m x 3.43m)

A large double bedroom overlooking the rear garden.

Bedroom Four

11' 5" max x 8' 3" max (3.48m max x 2.51m max)

A generous single bedroom, overlooking the rear garden, featuring dual aspect windows.

Family Bathroom

Contemporary style bathroom suite by Geberit or equal approved, comprising of toilet, basin, and shower over bath. Wall tiling 600mm square tiles full height to bath/shower walls and half height to basin, contemporary style brass-ware by Bristan or equal approve, electric chrome towel radiator, and luxury vinyl tile flooring.

Rear Garden

French doors lead you to the sunny rear garden, featuring a patio and turfed lawn, single outside tap, air source heat pump, and gated access to both the garage and driveway and the front garden.

Parking/Garage

23' x 10' (7.01m x 3.05m)

The plot benefits from a separate garage with power, lighting, and ample roof space that could be utilised for storage. The generous block paved driveway offers parking for at least two cars, 7kw electric car charger, access to the garage and gated access to the rear garden.

Agent's Note:

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, and may not be specific to this plot/may differ from the finished development.

Own New - Rate Reducer

Savings of up to £578 per month on mortgage payments available with Own New Rate Reducer*

Example based on market interest rates, with an average house price of £450,000 and an average mortgage term of 35 years. Assumes a 5% homebuilder incentive and a 2 year fix, with 95% LTV mortgage. Independent financial advice must be sought from a regulated mortgage broker to access this scheme. Your home may be repossessed if you do not keep up your mortgage repayments. Rates valid as of 22-07-2025.

Eligibility is at the developer's discretion, is subject to receiving regulated advice from an independent mortgage broker and is ultimately subject to the lender terms and conditions.





To view this property please contact Connells on

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6 Princes Street
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EPC Rating: B Council Tax
Band: E

view this property online connells.co.uk/Property/ICH312572

Tenure: Freehold



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