



Connells

Hervey Close
Shotley Gate Ipswich



Property Description

Connells are pleased to offer this two bedroom mid terraced house, situated in the desirable Peninsula village of Shotley Gate. The property comprises of lounge, kitchen diner, two bedrooms and a contemporary family bathroom. Externally, there are two parking spaces and a low maintenance rear garden. The home sits close to a local playing field, and many woodland and riverside walks, and offers an excellent purchase opportunity for a first time buyer, those looking to downsize or investors alike.

Shotley 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 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.

Entrance Hall

Double glazed door, wood effect flooring, stairs leading to first floor and door giving access to

Lounge

10' 1" into recess x 15' 5" into bay (3.07m into recess x 4.70m into bay)

Double glazed bay window to front, wood effect flooring, electric heater, door giving access to

Kitchen Diner

9' 7" x 13' 1" (2.92m x 3.99m)

LVT flooring, matching wall and base units, wood effect worktop with tiled splashback, inset stainless steel wash basin with drainer and mixer tap over, space for dishwasher, washing machine & fridge freezer under,

electric hob, oven and extractor fan, understair pantry, double glazed window to rear, french doors into garden

Landing

Carpeted, cupboard housing water tank, loft access with ladder (boarded and insulated)

Bedroom One

9' 4" x 12' 10" (2.84m x 3.91m)
Built in mirrored wardrobe, carpeted, two double glazed window to front

Bedroom Two

10' 3" x 6' 9" (3.12m x 2.06m)
Electric heater, inset spot lighting, double glazed window to rear, wood effect flooring

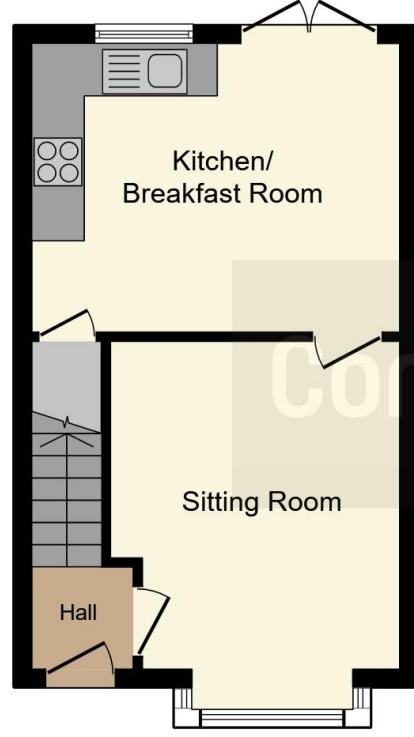
Bathroom

Grey tiled walls and floor, paneled bath with shower over, gunmetal grey taps & showerhead, shower screen with black detailing, double glazed window to the rear, low-level WC, vanity hand wash basin with mixer tap, extractor fan, towel rail

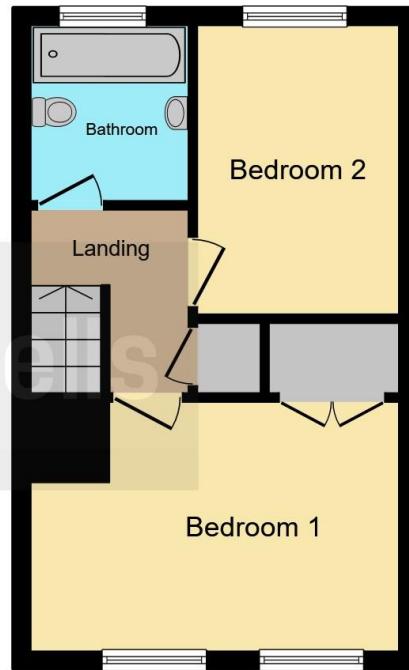
Outside

Path leading to the front door, front garden laid to lawn, two parking spaces to side, rear garden consists of patio area, some mixed shrubs and the remainder laid to lawn





Ground Floor



First Floor

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 Council Tax
 Band: B

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Tenure: Freehold



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