



Connells

Hervey Close
Shotley Gate Ipswich

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for sale offers in excess of
£190,000



Property Description

A well-presented two-bedroom mid-terraced home, ideally positioned in the sought-after Peninsula village of Shotley Gate. Perfect for first-time buyers, downsizers, or investors, this property combines comfortable living with a fantastic village lifestyle. The accommodation comprises a welcoming lounge, a bright kitchen/breakfast room, two bedrooms and a recently refurbished family bathroom. Outside, the home benefits from two off-road parking spaces and a low-maintenance rear garden.

The current owners were drawn to the property by the beautiful woodland and riverside walks just minutes away, the close-knit community feel, and the peaceful, safe environment that makes it ideal for raising a family.

For those who love the outdoors, the Shotley Peninsula offers a rich variety of coastal paths, countryside trails, and cycle routes that connect you to nearby villages such as Chelmondiston and Holbrook. Whether you're exploring nature, sailing from Shotley Marina, or simply soaking in the panoramic views, every season brings a new perspective.

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 spotlighting, double glazed window to rear, wood affect flooring

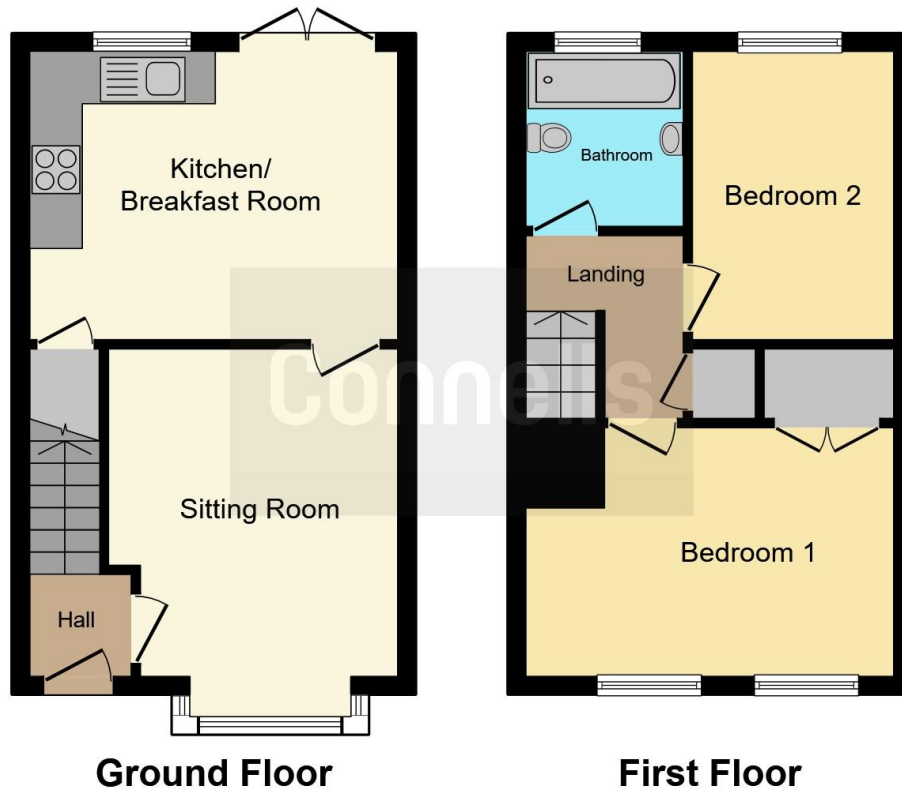
Bathroom

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





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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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