



Connells

Homeleigh The Street
Shotley Ipswich

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for sale
£525,000



Property Description

A rare and exciting opportunity to own this detached and extended bungalow situated in the popular village of Shotley. The home consists of a three bedroom bungalow and a one bedroom spacious and modern annex. The main bungalow consists of a kitchen with walk-in pantry, living room with multi fuel burner, three generously sized bedrooms, en-suite to the primary, family bathroom and study area. The annex is newly refurbished and has been decorated to a high order throughout and has a light open plan kitchen/dining area with bi-fold doors and study/sunroom, a spacious living room, a good size bedroom with en-suite. Both the main bungalow and the annex have separate well maintained gardens and there is a driveway providing off road parking for several vehicles. The property is available with no onward chain.

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, as well as a wealth of restaurants and cafes along the vibrant Ipswich Marina.

Entrance Hall

Accessed via entrance door, radiator, tile effect flooring with doors giving access to:

Kitchen

11' x 12' 4" (3.35m x 3.76m)
Matching wall and base units, solid wood work tops, tiled flooring, induction hob, extractor fan tiled splash backs, double glazed window to

side, stainless steel sink inset in a 1/2 bowl sink and drainer with mixer tap. The work tops also offers a an instant hot and cold water machine connected to the plumbing, space for washing machine and tumble dryer, integrated fridge freezer, double oven space for dishwasher and a walk-in pantry.

Lounge

18' 11" x 11' 4" max (5.77m x 3.45m max)

Double glazed door leading to rear garden, radiator, carpet, multi fuel burner in mantle with stone base and leads through to study area.

Study

6' 6" x 5' 10" (1.98m x 1.78m)

Tile effect flooring, brick feature wall, access to airing cupboard housing water pressure tank and central heating system and access to:

Bedroom One

16' 5" x 11' 7" (5.00m x 3.53m)

Double glazed bay window side, radiator, carpet, built in wardrobes and storage and door giving access to:

En-Suite

Tile effect flooring, tiled walls, heated towel rail, double glazed window to rear, sink vanity with mixer tap, extractor fan, inset spotlighting, shower with waterfall head and low-level w/c.

Bedroom Two

12' 6" x 13' (3.81m x 3.96m)

Would effect flooring, double glazed bay at rear and radiator.

Bedroom Three

9' 11" x 10' 6" into bay (3.02m x 3.20m into bay)

Wood effect laminate flooring, radiator

and double glazed bay window to front.

Bathroom

tiled floor and walls, L-shaped bath with electric shower over and shower screen, low level WC and vanity hand wash basin, extractor fan, double glazed window to side and heated towel rail.

Annex

Accessed via its own front door:

Entrance Porch

Accessed via double glazed front door, cupboard housing fuse pressure water system, central heating system, wood affect vinyl floor, inset spotlighting and door giving access to:

Lounge

14' 2" x 20' 8" max (4.32m x 6.30m max)

Double glazed window to front, two radiators, double glazed skylight window with built in blinds, inset spotlighting, panel wall feature, carpet, stainless steel switches and door leading to the primary bedroom and kitchen.

Kitchen

22' 3" x 8' 8" (6.78m x 2.64m)

Tile effect flooring, matching wall and base units in cream gloss, beaten copper effect work surfaces and splashback, inset spotlighting, black inset 1/2 bowl sink and drainer with mixer tap with a brush copper effect and matching sockets, rolling kitchen island/unit in keeping with kitchen, integrated dishwasher, washing machine, fridge freezer, double oven which is Neff, induction hob and extractor. Double glazed window and French doors to garden, single glazed bi-fold doors into office/sun room.

Office/Sunroom

Double glazed french doors on the side and rear to garden, radiator, matching wall and base unit in cream gloss with copper work surfaces with a breakfast bar/work area.

Bedroom One In Annex

17' 1" x 11' max (5.21m x 3.35m max)

Carpet, built in wardrobe and overhead storage surrounding bed and bedside tables, space for a super king-size bed, In built dressing table, radiator, sky light window with built-in blind and door to:

Ensuite

Double shower tray with shower screen and tile around, tiled flooring, inset spotlighting, low-level w/c, double glazed window to rear, extractor fan, sink with mixer tap, mirror cabinet with light to remain, heated towel rail and cupboard.

Outside

To the front of the property, there is brick built wall and railing with access to parking for around 10 cars with the major majority being blocked paved. Both properties can be accessed via their own front door from the driveway.

The rear garden for the annex has a patio area, pizza oven, mature shrubs and trees with the remainder laid to lawn, there is a shed housing tumble dryer and side access from the driveway and also a gate leading into main house garden.

The main bungalow has side access and a gate to other garden, outside tap, electric, mature shrubs and hedges, connection for hot tub and the remainder is laid to lawn.

Agent Note

The property also benefits from solar panels on both the main house and annex.

The two properties can easily be reconnected via a patio door concealed between annex dining room and Lounge to main house.





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: C Council Tax
 Band: D

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Tenure: Freehold



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