



Connells

Nelson Avenue
Shotley Gate Ipswich

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for sale
£365,000



Property Description

Welcome to Barrelmans Point, an exceptional new development set within the historic former HMS Ganges Naval site at the heart of the Shotley Peninsula. This exclusive collection of homes offers the rare opportunity to live in one of the UK's most picturesque coastal regions, perfectly positioned between the Stour Estuary and River Orwell. Surrounded by the natural beauty of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, this location combines tranquil living with breathtaking landscapes.

Barrelmans Point will feature 300 thoughtfully designed homes, with the original Parade Ground and the striking Grade II Listed ceremonial mast forming a distinctive focal point at the heart of the community. The development also celebrates its rich heritage by revitalising historic buildings into vibrant resident amenities. Planned facilities include a gym, co-working space, screening room, café, and tennis courts - all designed to enhance the lifestyle of those who call Barrelmans Point home.

Conveniently located just 9 miles from the county town of Ipswich, residents will benefit from excellent transport links, including a mainline railway station with regular services to London Liverpool Street, Cambridge, and Norwich. Colchester is just 25 miles away, with easy access to the A12 for routes towards Chelmsford (49 miles) and Brentwood (69 miles).

Don't miss the chance to be part of this extraordinary coastal community. Contact us today to arrange your viewing.

Front Garden

Turf and shrubs to the front garden, with slabs laid to entrance way, and duo pitch canopy.

Ground Floor Accommodation

Luxury vinyl tile flooring to all of the ground

floor, heating controller, and storage cupboard housing heating system.

Kitchen/Living/Dining Room

27' 7" x 19' (8.41m x 5.79m)

The Truscott boasts modern open-plan living space to the ground floor, perfect for entertaining family and friends. Its generous kitchen is equipped with shaker style kitchen units, a fitted breakfast bar, single oven, ceramic hob and cooker hood by Zanussi or equivalent, 20mm laminate worktops with 100mm upstand. The lounge and dining area is spacious and modern, featuring a large bay window recess and seamless connection to the outside space via French doors.

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.

First Floor Accommodation

Carpets to stairs, landing and all bedrooms.

Master Bedroom

13' Max x 13' Max (3.96m Max x 3.96m Max)

A stunning master bedroom, with an en-suite shower room overlooks the rear garden.

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

9' 6" x 11' 3" (2.90m x 3.43m)

A large double bedroom at the front of the home.

Bedroom Three

8' 11" x 8' (2.72m x 2.44m)

An adaptable third bedroom, at the front of the home, which is perfect as a home office or children's bedroom. Cupboard housing the hot water storage tank.

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 enclosed rear garden, featuring a patio and turfed lawn, single outside tap, air source heat pump, and gated access to the garage and parking area.

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.

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 £488 per month on mortgage payments available with Own New Rate

Reducer*

Example based on market interest rates, with an average house price of £380,000 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.



Ground Floor Plan



GROUND FLOOR

Living/Kitchen/Dining Room 8.42m x 5.81m max
(27' 7" x 19' 0" max)

First Floor Plan



FIRST FLOOR

Master Bedroom 3.07m max x 3.98m max
(10' 0" max x 13' 0" max)
Bedroom 2 2.99m x 3.45m
(9' 6" x 11' 3")
Bedroom 3 2.73m x 2.49m
(8' 11" x 8' 0")



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: Council Tax
Exempt Band: D

Tenure: Freehold

view this property online [connells.co.uk/Property/ICH312745](https://www.connells.co.uk/Property/ICH312745)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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