



**Boot Drift Cottages, Shotley, IPSWICH, IP9 1EY**

**welcome to**

**Boot Drift Cottages, Shotley, IPSWICH**

This beautiful four double bedroom semi-detached home lies in a semi-rural location boasting surrounding rolling countryside views, a double storey extension, large, well-maintained gardens, study, lounge, dining room and kitchen/breakfast room, double garage and off street parking.



### **Entrance Porch**

4' 2" x 3' 1" ( 1.27m x 0.94m )

A cork mat, double glazed window to the front and a door leading to the hall.

### **2nd Reception/Bedroom Five**

15' 1" x 11' ( 4.60m x 3.35m )

Double glazed window to the front, carpet flooring, one radiator and wall hung lights.

### **Entrance Hall**

9' 1" x 6' 7" ( 2.77m x 2.01m )

Carpet flooring and understairs storage space.

### **Dining Room**

17' 7" x 8' 8" ( 5.36m x 2.64m )

Double glazed window to the side, carpet flooring, one radiator, wall hung lights, a door leading to the utility room and a fitted bookcase.

### **Lounge**

16' 7" x 14' ( 5.05m x 4.27m )

Dual aspect double glazed windows to the front overlooking the beautiful front garden and nearby fields, patio doors leading out to the rear garden, carpet flooring, two radiators, TV point and wall hung lights.

### **Study/Sun Room**

9' x 6' 6" ( 2.74m x 1.98m )

French doors leading to the front garden with direct field views, carpet flooring, one radiator and a storage cupboard.

### **Kitchen/Breakfast Room**

13' 6" x 12' 4" ( 4.11m x 3.76m )

Stunning kitchen with a vaulted ceiling, exposed beams, wood effect flooring, one radiator, two double glazed windows to the rear and side with breath taking field views, a range of eye and base level units in wood with marble effect roll top surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, black Metro tiled splashback throughout, space for a fridge/freezer, washing machine and dishwasher, a fitted extractor hood, bespoke fitted shelving, a door leading to the utility room and ample space for a table and chairs.

### **Utility Room**

7' 8" x 6' 5" ( 2.34m x 1.96m )

Double glazed windows to the rear and side, a door leading to the garden, base units in wood with marble effect worktop surfaces, tiled splashback, loft hatch, space for a washing machine and tumble dryer. The current vendors use this as the main entrance to the property.

### **First Floor Landing**

Carpet flooring, loft hatch, double glazed window to the rear and a storage cupboard.

### **Master Bedroom**

16' 9" x 14' 2" max ( 5.11m x 4.32m max )

Stunning master bedroom with open countryside views to the front and rear via double glazed windows, carpet flooring, two radiators, an exposed built in wardrobe, loft hatch and a door leading to the en suite.

### **En Suite**

6' 4" x 6' 3" ( 1.93m x 1.91m )

Low level WC, pedestal wash hand basin with chrome taps, a corner bath with electric overhead shower, chrome mixer tap and tiled splashback, extractor fan, one electric heater, chrome heated towel rail, stone effect flooring and double glazed window to the rear.

### **Bedroom Two**

12' 9" x 11' ( 3.89m x 3.35m )

Double glazed window to the front, carpet flooring and one radiator.

### **Bedroom Three**

11' 3" x 7' 6" ( 3.43m x 2.29m )

Double glazed window to the front, carpet flooring and one radiator.

### **Bedroom Four**

10' 7" x 9' ( 3.23m x 2.74m )

Double glazed window to the rear, original floorboards painted white and one radiator.

### **Bathroom**

7' 3" x 6' 1" ( 2.21m x 1.85m )

Double glazed window to the rear, wooden flooring, an airing cupboard, low level WC, pedestal wash hand basin, bath with overhead shower, tiled splashback and one radiator.

### **Outside**

Upon entry to Boot Drift Cottages you are greeted with direct field views to either side of the property and rolling countryside, a concrete imprint driveway wrapping around the entire side of the property, providing ample off street parking and access to the double garage, there is also a patio area to the rear.

### **Front Garden**

Stunning, well-maintained garden with a driveway, a lawned area, a pond, a summer house, a double garage, many fruit bushes and roses, a lawned area to the side, beautiful full borders, hedging, a green house, an oval raised patio seating area with pergola over and grape vines. This is the perfect afternoon sun trap!

To the rear of the garden there is a patio seating area off the main house with a retaining brick wall border, this is normally mainly shaded and makes a brilliant summer seating spot! There is fully enclosed half height fencing to enjoy the views across the rolling fields, a large wraparound lawned area, a septic tank, a newly fitted oil tank and outside tap and lights.

### **Double Garage**

20' 1" x 19' ( 6.12m x 5.79m )

Open plan garage with single glazed windows to the rear and front, an up and over door, power (untested) and light.

### **Brick Lean To**

8' 9" x 6' 6" ( 2.67m x 1.98m )

Currently used for storage.

### **Summer House**

15' 3" x 7' 4" ( 4.65m x 2.24m )

Insulated, full power (untested) and light, single glazed windows to the rear and side, a pitched roof and French doors. This would make the perfect home office.



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## Boot Drift Cottages, Shotley, IPSWICH

- Four double bedrooms
- En suite to impressive master bedroom
- Large, well-maintained gardens
- Great views of the sunrise & sunset
- Double garage & off street parking

Tenure: Freehold EPC Rating: E

**£500,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**