Chamberlain Phillips
PROPERTY AGENTS

Shotley Road, Chelmondiston

£325,000

Shotley Road

Nestled in the heart of the desirable village of Chelmondiston, this beautifully presented three-bedroom mid-terrace home offers a superb opportunity for first-time buyers, downsizers, or anyone keen to enjoy the delights of village living. Constructed just five years ago to an impressive standard, this contemporary property is thoughtfully designed for comfortable, modern living and is being offered with no onward chain for a seamless move.

Upon entering, a welcoming hallway leads to a convenient downstairs WC and flows into a stunning open plan kitchen, dining, and family room. The kitchen, positioned at the front, is equipped with fully integrated appliances, making it a pleasure for keen cooks and social hosts alike. To the rear, the living and dining area is bathed in natural light thanks to striking bi-folding doors, which open onto the enclosed garden—perfect for summer entertaining, with both patio and lawn areas to enjoy.

Upstairs, three well-proportioned bedrooms await. The main bedroom benefits from a stylish en-suite shower room, whilst a modern family bathroom serves the remaining bedrooms.

Further features include a single garage and driveway parking to the rear, providing ample space for vehicles. The village setting offers a peaceful lifestyle, yet remains within easy reach of local amenities, scenic countryside walks, and the nearby River Orwell. This inviting home presents an ideal blend of comfort, style, and convenience.

- THREE BEDROOM MID TERRACE HOME
- CONSTRUCTED SOME FIVE YEARS AGO
- OPEN PLAN LIVING
- NO ONWARD CHAIN
- EPC - B - WITH AN AIR SOURCE HEAT PUMP
- SINGLE GARAGE WITH ELECTRIC ROLLER DOOR AND DRIVEWAY PARKING
- EN-SUITE TO BEDROOM ONE
- VIEWING ADVISED
- INTEGRATED KITCHEN
- BI-FOLDING DOORS IN THE LIVING SPACE TO THE REAR GARDEN

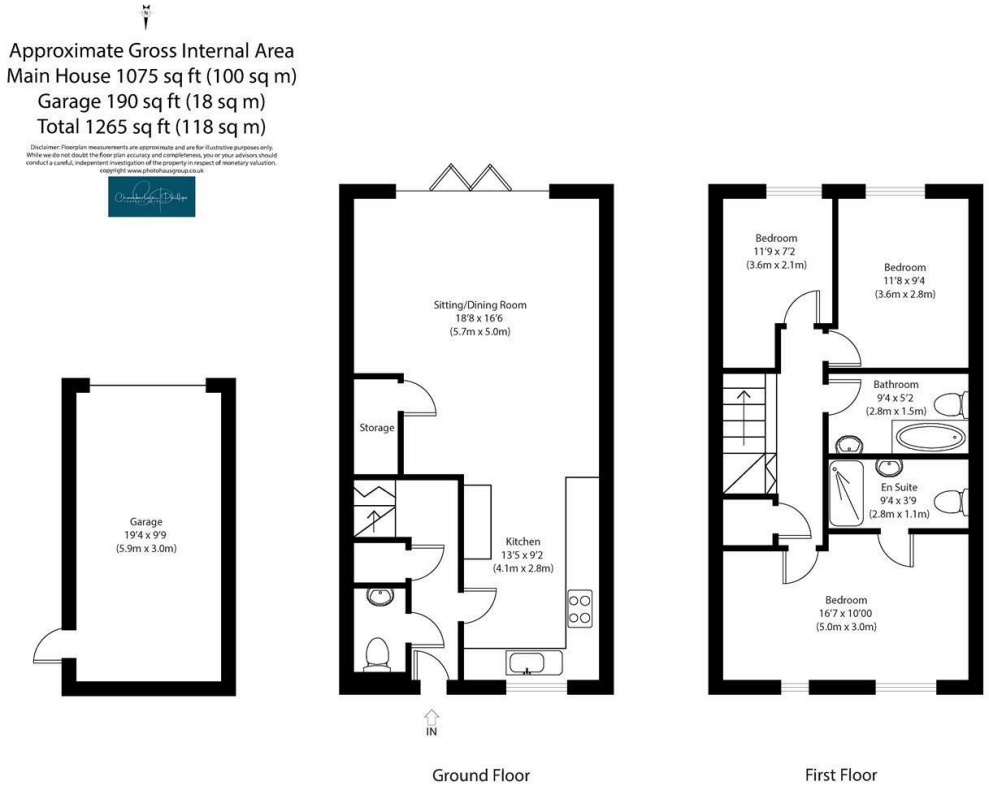
Location:
Situated in the picturesque village of Chelmondiston, this charming home enjoys a peaceful yet well-connected setting on the Shotley Peninsula. Surrounded by beautiful Suffolk countryside and within easy reach of the River Orwell, the village offers a wonderful blend of rural tranquillity and community spirit.

Chelmondiston provides an excellent range of everyday amenities, including a well-regarded primary school, village shop, pub, and local services, while the nearby marina at Pin Mill is a haven for sailing enthusiasts and those who enjoy riverside walks and waterside dining.

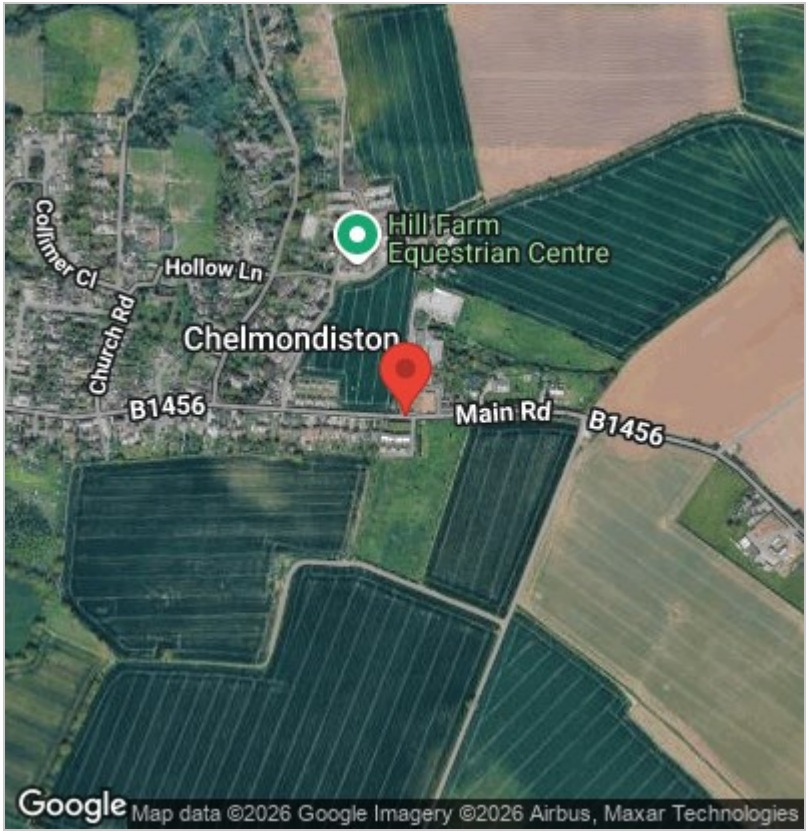
For broader facilities, Ipswich is just a short drive away, offering mainline rail links to London Liverpool Street as well as extensive shopping, dining, and leisure opportunities. The wider peninsula is dotted with footpaths, cycle routes, and scenic countryside, making it a highly desirable location for those seeking both convenience and a slower pace of life.

Agents Notes:
Tenure - Freehold
Council tax - C
Services - Mains Electric/Drainage/Water & Air Source Heat Pump
Heating - Air source heat pump / Underfloor heating to ground floor & radiators to first floor
Mobile Availablity - EE - 76% / Vodafone - 75% / Three - 74% / o2 - 68%
Broadband Availability - Superfast is available
The estate is resident-managed through a management company limited by guarantee, with each resident effectively a member of the company, two residents serving as Directors, and a 2025/2026 service charge of £550.

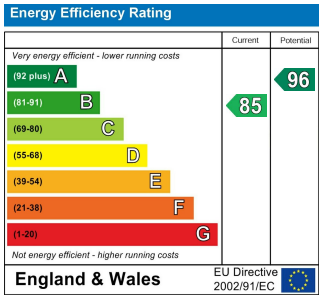
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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