



Chamberlain Phillips  
PROPERTY AGENTS

Shotley Road, Chelmondiston  
Guide Price £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
- GUIDE PRICE £325,000 - £350,000
- 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 Availability - 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

Approximate Gross Internal Area  
 Main House 1075 sq ft (100 sq m)  
 Garage 190 sq ft (18 sq m)  
 Total 1265 sq ft (118 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of accurate valuation.  
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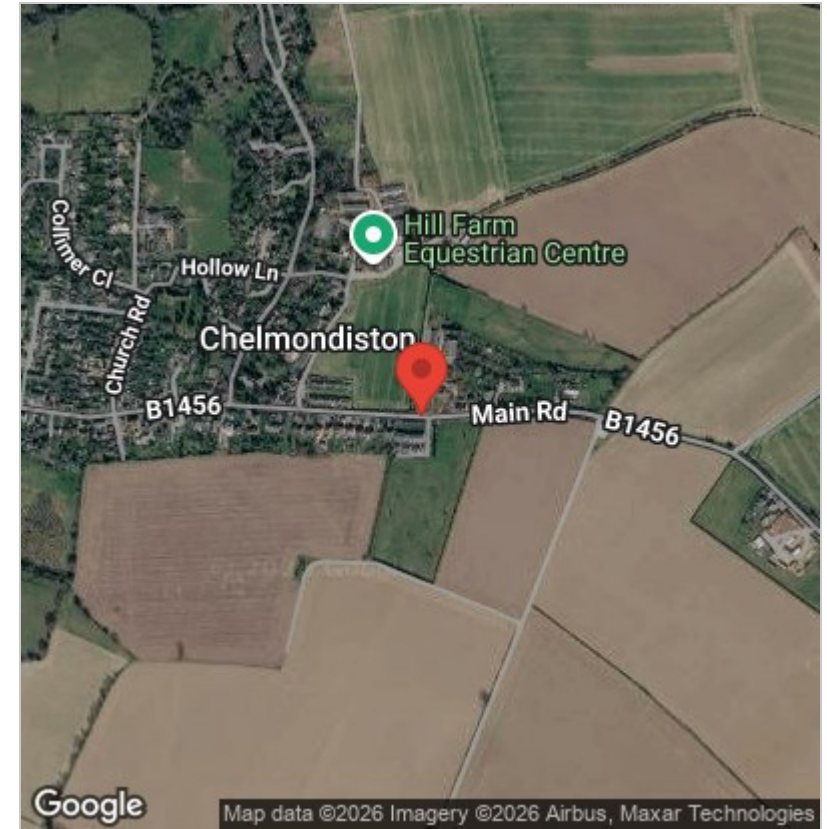
## Viewing

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.

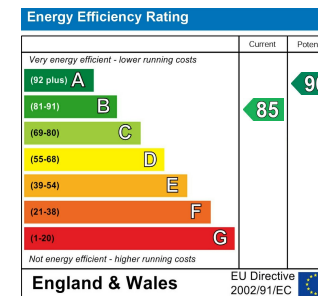
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## Area Map



## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold