



**Connells**

Spalding Way  
Chelmondiston Ipswich



# Spalding Way Chelmondiston Ipswich IP9 1FL

for sale  
**£425,000**



## Property Description

You are welcomed by an entrance hall, leading to a convenient cloakroom, perfect for guests. The heart of the home is the shaker-style kitchen, featuring Bosch integrated appliances, a breakfast bar, and a dining area that offers a warm, inviting space for family meals and gatherings. The spacious lounge is bathed in natural light, with bi-fold doors opening onto a turfed rear garden-ideal for outdoor entertaining or relaxation. Upstairs, you'll find three generously sized double bedrooms, with the principal bedroom benefiting from an en suite. Bedroom two is a particular highlight, featuring a large vaulted ceiling which provides ample natural light, creating a bright and airy space. A well-appointed family bathroom serves bedrooms two and three. The homes benefits from a garage for additional storage or parking. With a private garden, modern finishes, and a practical layout, Plot 9 Spaldings Way offers the perfect combination of comfort, space, and style for family living.

## Spaldings Way

A small development of just sixteen premium houses and bungalows, nestled on the fringe of the Peninsula village of Chelmondiston. Comprising of two, three and four bedroom homes, many of which offer reaching views of farmland and the River Orwell, Spaldings Way offers purchasers the rare opportunity to reside in one of Suffolks most desirable coastal hamlets. There is a varying style and size of property available, to suit a variety of living styles and budgets, with prices ranging between £300,000 and £750,000. All homes are serviced with modern air source heat pumps and built to a high specification as standard, and all have a 10 year guarantee included with purchase.

## Chelmondiston

Chelmondiston, and the adjacent hamlet of Pin Mill, lie on the south bank of the River Orwell, just five miles from Ipswich and lie

within the Suffolk Coast and Heaths Area Of Outstanding Natural Beauty. The village is charming and picturesque and offers a peaceful and welcoming environment.

The village boasts a variety of local amenities, with a village shop selling local produce, The Red Lion gastro pub and Hill Farm equestrian centre. The Royal Hospital and Ipswich High School are fee paying schools within close reach, and the village benefits from its own church of England Primary School just a short walk from the development. Closeby Pin Mill has a rich maritime history, is home to the well renowned riverside Butt & Oyster pub and also has a traditional working boat yard, local sailing club and access to deep water moorings.

## Suffolk

Neighbouring villages Woolverstone and Shotley both offer marinas, with tidal and non-tidal berths. Woolverstone Marina which is set in 22 acres of glorious parkland overlooking the picturesque River Orwell. Shotley Marina which is situated at the meeting point of the Rivers Orwell and Stour. It has a great pub and restaurant, The Shipwreck, offering excellent food, and fantastic views.

Some local attractions to the area include The Suffolk food hall which is one of the best food venues in the UK for local produce, offers unparalleled views of the River Orwell and provides locally sourced produce, has a farm shop, café and a host of other activities. Alton Water reservoir, between Holbrook and Stutton, is filled with wildlife and offers a variety of activities for the whole family such as sailing, windsurfing, and routes for

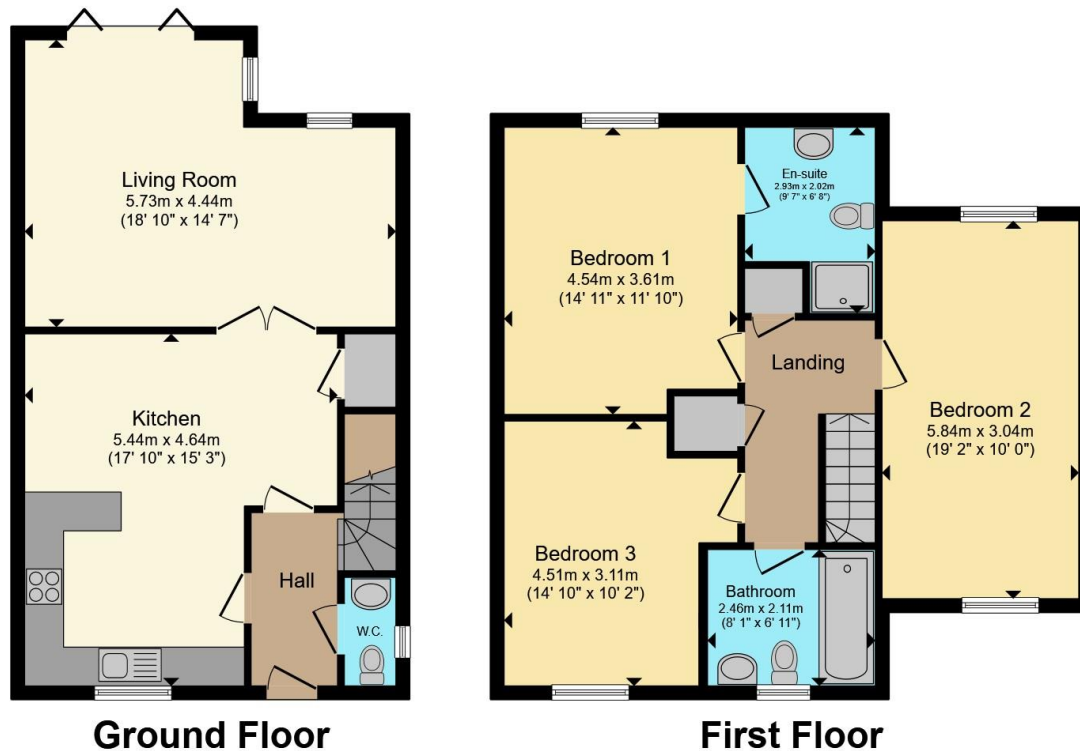
walking and cycling.

Ipswich, the county town of Suffolk, is a short 15 minute drive away and offers a variety of shopping and leisure facilities, such as theatres and gyms. The recently rejuvenated waterfront Marina boasts many contemporary restaurants, bars and cafes. Both Ipswich and Manningtree offer mainline railway stations with direct routes to London Liverpool Street, Norwich & Cambridge.

### Agents Note

Please note there is an estate charge payable at an estimated cost of £598.25 per property. Additional information available upon request.





Total floor area 121.8 m<sup>2</sup> (1,311 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating:  
 Exempt

**view this property online [connells.co.uk/Property/ICH312726](http://connells.co.uk/Property/ICH312726)**

Tenure: Freehold



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.

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