



Champ Fleuri, Shotley Road, Chelmondiston, Ipswich, IP9 1EE

Guide Price £375,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Champ Fleuri, Shotley Road, Chelmondiston, Ipswich, Suffolk, IP9 1EE.

Ipswich & Suffolk Estate Agents are pleased to be offering for sale this beautifully maintained extended 3 bedroom semi-detached family home located in the village of Chelmondiston, just 7 miles South of Ipswich and close to Pin Mill for the water enthusiast. The property is arranged over two floors comprising enclosed porch, entrance hall, lounge, family/dining, conservatory, fitted kitchen, utility room, ground floor shower room, stairs to first floor leading to 3 bedrooms and family bathroom. Further benefits include oil fired central heating, double glazing throughout, garage currently used as workshop/storage, mature gardens backing onto open fields to rear, off road parking to front with front garden. VIEWING RECOMMENDED.

ENTRANCE PORCH

Enclosed entrance porch, dual aspect double glazed windows to side aspect, door into entrance hall.

ENTRANCE HALL

Parquet flooring, radiator, stairs to first floor, doors to living room, family room and kitchen.

SITTING ROOM

12' 2" x 11' 6" (3.71m x 3.51m) Carpeted flooring, double glazed bay window to front aspect, feature brick fireplace with convector log burner.

FAMILY ROOM

13' 1" x 10' 5" (3.99m x 3.18m) Carpeted flooring, fire place with electric log effect fire, archway through to dining room.

DINING ROOM

10' 5" x 10' 2" (3.18m x 3.1m) Carpeted flooring, radiator, double glazed window to side aspect, double glazed French doors into conservatory.

CONSERVATORY

9' 3" x 8' 3" (2.82m x 2.51m) With UV glazed roof, tiled flooring wall lights, double glazed doors to rear aspect into garden.

KITCHEN

13' 1" x 7' 1" (3.99m x 2.16m) Modern fitted kitchen with matching wall and base units with under unit lighting, induction 4 ring hob with extractor over, electric oven, stainless steel sink & drainer with mixer tap, tiled under floor heating, built in shelved larder cupboard, part glazed door through to side extension.

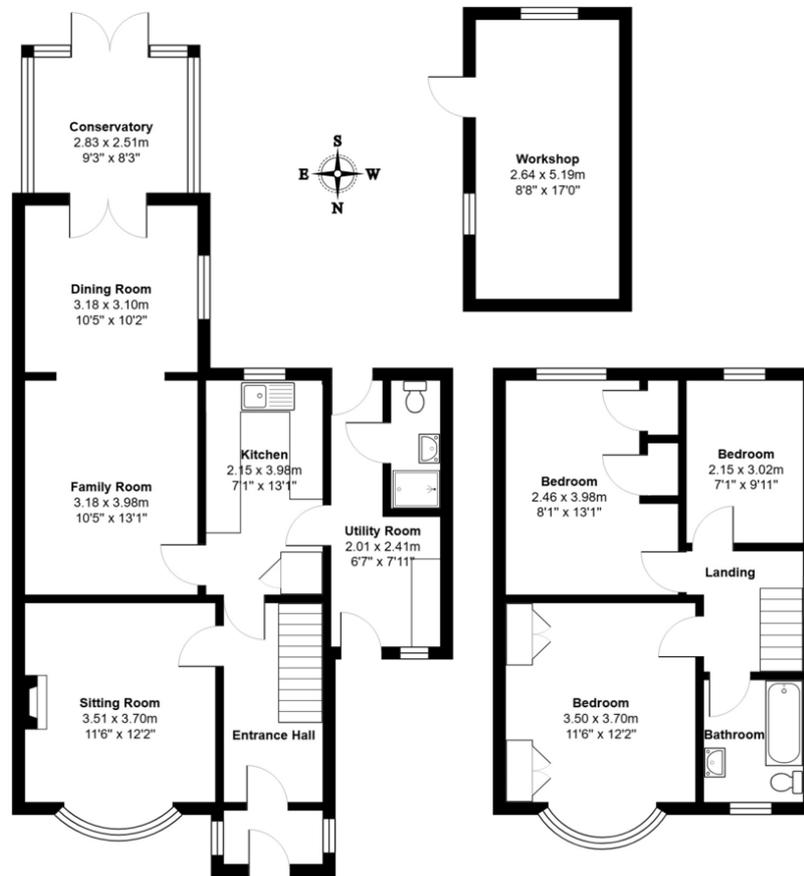
UTILITY ROOM

7' 11" x 6' 7" (2.41m x 2.01m) Tiled under floor heating, Velux sky light, wall units and work top, plumbing for dish washer and washing machine, floor mounted oil fired boiler, space for fridge/freezer, double glazed door and window to front aspect, double glazed door to rear aspect, door to shower room.

SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle with electric shower, extractor fan, tiled under floor heating, electric radiator, double glazed window to rear aspect.





Total Area: 132.4 m² ... 1425 ft²

STAIRS

Carpeted stairs and landing, loft hatch, double glazed window to side aspect at top of staircase, doors to bedrooms and bathroom.

BEDROOM 1

12' 2" x 11' 6" (3.71m x 3.51m) Carpeted flooring, double glazed bay window to front aspect with views over farmland, radiator, 2 x 2 louvered built in wardrobes with matching vanity.

BEDROOM 2

13' 1" x 8' 1" (3.99m x 2.46m) Carpeted flooring, Double glazed window to rear aspect with views over open farmland to the rear, radiator, airing cupboard housing hot water cylinder, built in storage cupboard.

BEDROOM 3

9' 11" x 7' 1" (3.02m x 2.16m) Carpeted flooring, double glazed window to rear aspect with views over farm land to rear, radiator.

BATHROOM

Modern fitted suite comprising low level WC, wash hand basin with storage under, bath with shower over, heated towel rail, laminate water resistant flooring, extractor fan, double glazed window to front aspect.

WORKSHOP

17' x 8' 8" (5.18m x 2.64m) Brick built, power & lighting connected.

OUTSIDE FRONT

Double gates and fencing into mature front garden with lawn, flower & shrub borders, driveway providing off road parking for up to 3 cars, covered carport.

OUTSIDE REAR

Stepping out from side extension on to deck area, paved patio behind conservatory, brick built work shop with power & lighting connected, green house, pathway leading to side patio area, mature South facing

rear gardens laid to lawn flower and shrub borders Mediterranean Loquat tree planted by current owners, gazebo at bottom of garden, open farmland to rear.

SERVICES

All mains services are connected (EXCEPT FOR GAS).

COUNCIL

Babergh District Council, Tax Band (C) £1,985.00p 2025-2026.

NEAREST SCHOOLS

Chelmondiston C. of E. primary school, Holbrook Academy secondary school and The Royal Hospital Independent School

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)

Champ-Fleur Shotley Road Chelmondiston IPSWICH IP9 1EE	Energy rating	Valid until:	28 February 2036
	D	Certificate number:	1310-4176-6002-0322-9902
Property type	Semi-detached house		
Total floor area	108 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

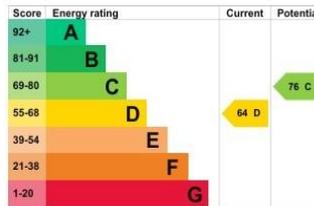
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.