



Connells

Kirkton Close
Shotley Gate Ipswich

Kirkton Close Shotley Gate Ipswich IP9 1QG

for sale offers in the region of
£350,000



Property Description

A well presented four-bedroom semi-detached home situated on one of the most desirable roads in the sought after coastal village of Shotley Gate. The home offers well-proportioned and versatile accommodation throughout, and makes for an excellent family home. The ground floor provides a welcoming entrance, leading through to a spacious lounge/dining room with woodburner and a well-equipped kitchen. A useful ground floor office/utility room and a convenient cloakroom complete the ground-floor accommodation. Upstairs, the property offers four bedrooms and family bathroom, with views across open green space to the front and the garden to the rear. Externally, the home boasts a large beautifully presented rear garden, complete with various outbuildings and additional reception space. To the front, there is off road parking for multiple cars as well as a part of the communal green space being included in the title.

Shotley Gate is well known for being a village with a strong sense of community, and offers residents a number of local amenities, including local shop, pubs and restaurants, local vineyard and cafe and takeaways. The village offers river and countryside walks as well as being popular with the sailing and water sports community due to the quick and easy access to the River Stour, the River Orwell, Shotley Marina, as well as two sailing clubs. The village sits just over 10 miles from Ipswich, the county town of Suffolk, providing further amenities.

Entrance Hall

Understair storage with electric meter, stairs leading to first floor

Cloakroom

Wooden flooring, lighting, low-level wc and vanity hand basin.

Lounge/Dining Room

Wood burner, wooden flooring, patio doors leading to spacious garden

Kitchen

Integrated dishwasher, space for fridge freezer, integrated oven and grill, hob, tiled flooring and two double glazed windows.

Office/Utility Room

Radiator, LVT flooring and double glazed window.

Landing

Carpeted, cupboard housing immersion tank.

Bedroom One

Double wardrobe and additional single wardrobe, carpeted, double glazed window.

Bedroom Two

Double glazed window, single wardrobe, loft access (loft boarded and with light)

Bedroom Three

LVT flooring, 2 x single wardrobes and double glazed window.

Bedroom Four

LVT flooring, double glazed window.

Bathroom

Walk-in shower, panel bath, LVT

flooring, radiator, low-level wc, pedestal hand wash basin, spotlighting.

Outside

Front Garden

The front of the property has far reaching views over green space, off-road parking, side access.

Rear Garden

The rear garden has a brick built shed providing storage, additional wood store and greenhouse. There is an open air garden room with seating, BBQ area and two double sockets.

Outbuilding

The wood built outbuilding comprises of bar area, a number of double sockets and LVT flooring.

Agent Note

8 Solar panels, battery in loft fully owned.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 137.9 m² (1,484 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

Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/ICH313453

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH313453 - 0005