

Connells

Kingsland
Shotley Ipswich

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Shotley Ipswich IP9 1ND

for sale offers in excess of
£200,000







Property Description

A modernised two-bedroom corner plot bungalow located in the popular village of Shotley with sprawling field views from the rear garden, the property further benefits from having two bedrooms, has been re-modernised throughout, has new double glazing throughout, parking area, modern kitchen and bathroom, log burner in the lounge and oil fired central heating.

Shotley 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 shopping facilities, as well as a wealth of restaurants and cafes along the vibrant Ipswich Marina.

Entrance Hall

Accessed via double glazed door with loft access.

Lounge

12' 6" x 11' 9" (3.81m x 3.58m)
Double glazed window to front, radiator and wood burner.

Rear Lobby

Two double glazed windows to side and double glazed door to rear and access to:

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)
The kitchen comprises of a selection of wall and base level units, electric oven, electric hob with extractor over, space for washing machine and dishwasher and space for fridge freezer, radiator, 1 1/2 bowl sink and drainage unit set into roll edge work surfaces.

Bedroom One

11' 10" x 10' 4" (3.61m x 3.15m)
Double glazed window to rear, radiator and storage cupboard.

Bedroom Two

10' 4" x 7' (3.15m x 2.13m)
Double glazed window to front, radiator and storage cupboard.

Bathroom

Double glazed window to rear and comprises of a L shaped bath with shower over, low level w/c, vanity wash hand basin and heated towel rail.

Outside

The property is situated on a corner plot and mainly laid to lawn at the front with side access leading to the rear garden which is also mainly laid to lawn and has an outbuilding.

Outbuilding

13' 5" x 5' (4.09m x 1.52m)
Double glazed window to side and double glazed door to side which houses the oil fired boiler.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 Princes Street
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EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/ICH312890

Tenure: Freehold

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