



Connells

Bristol Hill
Shotley Gate Ipswich



Property Description

Set on the desirable Bristol Hill in the heart of Shotley Gate, this attractive end terrace character home offers charming accommodation in a picturesque village location, enjoying partial river views and a wealth of original period features.

The property provides well balanced and versatile living space, blending traditional character with modern convenience, and would suit a range of buyers including couples, families or those seeking a distinctive village home. Internally, the accommodation is complemented by a feature fireplace, original wooden flooring and decorative detailing throughout.

Outside, the home benefits from front and rear gardens, with the rear offering generous outdoor space, parking accessed via double gates and a large shed.

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 watersports 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

A beautifully detailed stained glass door, original wooden flooring, radiator, archway providing an attractive and characterful welcome.

Lounge

Cast iron open fireplace with green tiled surround, original wooden flooring, radiator, decorative ceiling rose, double glazed bay

window to the front, feature wall accent lighting creating a cosy seating area.

Dining Room

Pendant lighting, original wooden flooring, wall lights, radiator and single glazed wooden door with decorative glass panel.

Kitchen / Breakfast Room

Matching wall and base units in a cream satin finish, space for fridge and freezer, plumbing for dishwasher and washing machine, space for cooker with extractor fan above, tiled splashbacks, inset stainless steel sink with half bowl and drainer, recessed spotlights, lino flooring and double glazed door to the side providing access to the garden.

Landing

Stairs rising to first floor with carpet runner, carpeted landing and loft hatch.

Bedroom One

Sliding full height fitted wardrobes with mirrored doors, pendant light, decorative corning, radiator, double glazed bay window to the front enjoying river views and carpet flooring.

Bedroom Two

Radiator, double glazed window to the rear, pendant light on dimmer switch and carpeted flooring.

Bedroom Three

Carpet flooring, double glazed window to the rear, pendant light and radiator.

Bathroom

Four piece suite comprising shower with tiled surround, wash basin with hot and cold taps, low level w/c, bath with hot and cold taps, radiator, double glazed window to the side and decorative wooden wall panelling.

Front Graden

Pathway leading to the arched front entrance, remainder laid to gravel and is enclosed by a low brick wall.

Rear Garden

Patio area, mature hedging, remainder laid to lawn, oil tank, external boiler room with combi boiler replaced in 2026, pathway to rear, large shed, parking for multiple vehicles accessed via double gates.





Total floor area 105.5 m² (1,135 sq.ft.) approx

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EPC Rating: E Council Tax Band: B

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Tenure: Freehold



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