



**Connells**

Nelson Avenue  
Shotley Gate Ipswich

# Nelson Avenue Shotley Gate Ipswich IP9 1FF

for sale offers in excess of  
**£300,000**



## Property Description

Set in a truly special location at the meeting point of the River Stour and River Orwell, Barrelmans Point is a distinctive new development on the historic Shotley Peninsula. Surrounded by breathtaking estuarine landscapes and miles of protected countryside, this is a place where natural beauty and maritime legacy come together to create a remarkable setting for modern coastal living.

Once the site of the renowned HMS Ganges Naval Training Base, Barrelmans Point is now being carefully reimagined into a vibrant community of 300 thoughtfully designed new homes. At the heart of the development lies the original Parade Ground, with the iconic Grade II listed ceremonial mast standing tall—a proud reminder of the site's naval heritage. Historic buildings like Nelson Hall are being sensitively restored to provide a variety of on-site amenities including a convenience store, café, gym, library, private screening room, and co-working space.

For those who love the outdoors, the Shotley Peninsula offers a rich variety of coastal paths, countryside trails, and cycle routes that connect you to nearby villages such as Chelmondiston and Holbrook. Whether you're exploring nature, sailing from Shotley Marina, or simply soaking in the panoramic views, every season brings a new perspective.

Barrelmans Point offers more than just homes - it offers a lifestyle rooted in history, shaped by nature, and designed for modern living.

## Front Garden

Turf and shrubs to the front garden, with slabs laid to entrance way, duo pitch canopy and gated access to parking and garage.

## Ground Floor Accommodation

Luxury vinyl tile flooring to all of the ground floor, heating controller, and storage cupboard

housing heating system.

## Kitchen/Living/Dining Room

27' 6" x 19' 1" Max ( 8.38m x 5.82m Max )

The Luttrell boasts modern open-plan living space to the ground floor, perfect for entertaining family and friends. Its generous kitchen is equipped with shaker style kitchen units, a fitted breakfast bar, single oven, ceramic hob, and cooker hood by Zanussi or equivalent, 20mm laminate worktops with 100mm upstand. The lounge and dining area is spacious and modern, with seamless connection to the outside space via French doors.

## Cloakroom

Contemporary style sanitary ware by Geberit or equal approved, comprising of toilet and basin, contemporary style brassware by Bristan or equal approve, and luxury vinyl tile flooring.

## First Floor Accommodation

### Master Bedroom

13' 11" Max x 9' 11" Max ( 4.24m Max x 3.02m Max )

A stunning master bedroom, with an en-suite shower room overlooks the rear garden.

## En-Suite

Contemporary style bathroom suite by Geberit or equal approved, comprising of toilet, basin, and shower. Wall tiling 600mm square tiles full height to shower walls and half height to basin, contemporary style brassware by Bristan or equal approve, electric chrome towel radiator, and luxury vinyl tile flooring.

## Bedroom Two

9' 10" x 11' 3" ( 3.00m x 3.43m )

A large double bedroom at the front of the home.

## Bedroom Three

8' 11" x 7' 5" ( 2.72m x 2.26m )

An adaptable third bedroom, at the front of the home, which is perfect as a home office or children's bedroom. Cupboard housing the hot water storage tank.

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## Family Bathroom

Contemporary style bathroom suite by Geberit or equal approved, comprising of toilet, basin, and shower over bath. Wall tiling 600mm square tiles full height to bath/shower walls and half height to basin, contemporary style brassware by Bristan or equal approve, electric chrome towel radiator, and luxury vinyl tile flooring.

## Rear Garden

French doors lead you to the south facing rear garden, featuring a patio and turfed lawn, single outside tap, air source heat pump, passage and gate leading to the front garden, and gated access to the garage and off-road parking.

## Off Road Parking

Block paved off-road parking for two cars, 7kw electric car charger, access to the garage and gated access to both the rear garden.

## Garage

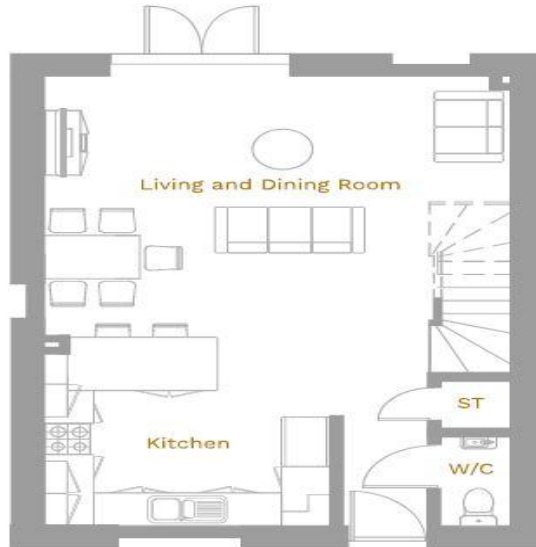
The plot benefits from a detached garage with power, lighting, and ample roof space that could be utilised for storage.

## Agent's Note:

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, and may not be specific to this plot/may differ from the finished development.



Ground Floor Plan



First Floor Plan



**GROUND FLOOR**

Living/Kitchen/Dining Room 8.39m x 5.82m max  
(27' 6" x 19' 1" max)

**FIRST FLOOR**

Master Bedroom 3.04m max x 4.0m max  
(9' 11" max x 13' 1" max)  
Bedroom 2 3.02m x 3.44m  
(9' 10" x 11' 3")  
Bedroom 3 2.73m x 2.28m  
(8' 11" x 7' 5")



To view this property please contact Connells on

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EPC Rating: Council Tax  
Exempt Band: C

Tenure: Freehold

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