



Connells

Blake Avenue
Shotley Gate Ipswich

Blake Avenue Shotley Gate Ipswich IP9 1RL

for sale offers in excess of
£200,000



Property Description

Nestled in the peaceful and sought-after village of Shotley Gate, this well-presented two bedroom home offers a fantastic opportunity for first-time buyers, downsizers or those seeking a quieter pace of life. The rear garden is private and not overlooked providing a wonderful private space for relaxing, entertaining and enjoying the surrounding countryside. Internally, the accommodation is bright and well maintained throughout, offering comfortable living space, there is a well equipped modern kitchen/ dining area with french doors giving access to the rear garden, a spacious lounge and the first floor consists of two well proportioned bedrooms and a modern bathroom suite. Outside the property has off road parking for two cars and as previously mentioned a well presented private rear garden.

Shotley Gate is a highly desirable waterside village situated on the beautiful Shotley Peninsula, renowned for its scenic surroundings and strong sense of community. Residents can enjoy an array of countryside and coastal walks, including routes along the River Orwell and River Stour, while the nearby Shotley Marina offers a picturesque setting with sailing facilities, cafés and waterfront views. The area is home to local shops, pubs, a primary school and everyday amenities, making it ideal for families and professionals alike.

Entrance Hall

Double glazed front entrance door, wood-effect flooring, cupboard housing the fuse board and consumer unit, staircase rising to the first floor and doors providing access to:

Lounge

Double glazed box bay window to the front aspect, carpet flooring and under stairs storage cupboard.

Kitchen/Diner

A stylish Wren kitchen fitted less than three years ago, comprising a range of matching grey gloss wall and base units with tiled splash backs. Integrated appliances include a washing machine, fridge/freezer, oven, induction hob with extractor hood, slim line dishwasher, and bin store. Composite sink with half bowl, drainer and mixer tap, wood-effect flooring, spotlights and double glazed sliding doors leading to the rear garden.

Landing

Built-in cupboard housing the hot water tank, loft access with a fully boarded loft space, carpet flooring and pendant light fitting.

Bedroom One

Double glazed window to the front aspect, carpet flooring, decorative panelled feature wall, built-in double wardrobes, storage cupboard space the stairs and pendant light fitting.

Bedroom Two

Double glazed window to the rear aspect, carpet flooring, dado rail and pendant light fitting.

Bathroom

Suite comprising a panel-enclosed bath with electric shower over and hot and cold taps, wash hand basin with mixer tap, low-level w/c, half tiled walls, laminate flooring and double glazed window to the rear aspect.

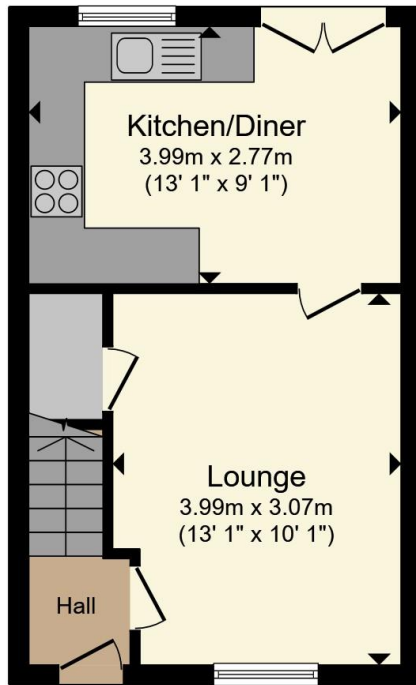
Outside

The property benefits from off-road parking for two to three vehicles, provided by a gravelled driveway to the side of the property.

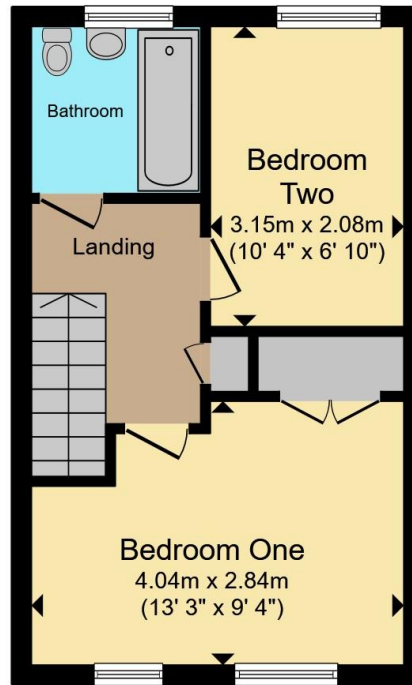
Rear Garden

A low-maintenance rear garden featuring a patio seating area, shingle border to the side and a garden shed to remain.





Ground Floor



First Floor

Total floor area 55.0 m² (592 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



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EPC Rating: D Council Tax
Band: B

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Tenure: Freehold



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