

The Street, Shotley, Suffolk, IP9 1NQ
Guide Price £325,000 to £350,000

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- No Onward Chain
- Extended Detached Bungalow
- Three Double Bedrooms
- Lounge & Conservatory
- Kitchen
- Bathroom & En-Suite Shower Room
- Landscaped Front & Rear Gardens
- Detached Double Garage
- Off-Road Parking for Two Cars
- Good-Sized Plot



This nicely presented three-bedroom detached bungalow is located in the heart of the sought-after Shotley village and is being sold with no onward chain. The bungalow was built in the 1960's and was extended in the 1980's creating ample versatile living accommodation. Occupying a generous plot, the property comes with landscaped front and rear gardens, a detached double garage, and off-road parking for two cars. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, three double bedrooms with the master benefitting from an en-suite shower room, family bathroom, lounge, conservatory, kitchen, and porch.

The peninsular village of Shotley is very popular amongst the boating community and provides a wide range of local village amenities including doctor's surgery, bus routes, public houses, marina, church, and fantastic scenic countryside walks. In the summer months a foot and cycle ferry service licensed to carry up to 12 passengers operates between Shotley Marina, Harwich and Felixstowe. Shotley peninsula is an awe-inspiring location between the River Orwell and the River Stour. The neighbouring town of Ipswich offers a further range of amenities including shops, doctors, dental surgeries, hospital, theatre, parks, recreational facilities and train station providing direct links to London Liverpool Street Station.

Outside – Front: The landscaped garden is laid to lawn with flowerbeds, shrub borders and mature hedging. There is off-road parking for two cars in front of garage and gated side access to the rear garden.
Detached Double Garage: *17'10" x 15'11" (5.44m x 4.85m)* Up and over door providing vehicular





access, a pedestrian door, window to the rear aspect, vaulted ceiling, and power and light is connected.

Entrance Hall: Window to the front, a radiator, two sets of built-in cupboards, and doors providing access to:

Master Bedroom: *12'4" x 9'9" (3.76m x 2.97m)* Window to the rear aspect, a radiator, built-in shelving, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with tiled walls.

Bedroom Two: *11'1" x 10'8" (3.38m x 3.25m)* Window to the rear aspect and a radiator.

Bedroom Three: *8'5" x 8'5" (2.57m x 2.57m)* Window to the rear aspect, a radiator, and access to the loft.

Family Bathroom: A three-piece suite comprising a bath, low-level WC and hand wash basin, along with a radiator, tiled walls, and opaque window to the side aspect.

Lounge: *16'11" x 9'11" (5.16m x 3.02m)* Radiator, wood burning stove, and a sliding patio door leading to:

Conservatory: *8'2" x 5'7" (2.5m x 1.7m)* Window surround and a sliding patio door opening out to the garden.

Kitchen: *12'8" x 8'4" (3.86m x 2.54m)* Fitted with a range of matching eye and base level units and drawers, roll edge work surfaces, sink and drainer, integrated oven and electric hob with extractor hood over, space for a fridge freezer, washing machine and tumble dryer, a radiator, window to the front aspect, and a door leading to:

Porch: Sliding patio door opening out to the front.

Outside – Rear: The private and non-overlooked landscaped garden is predominantly laid to lawn and well-stocked with flowerbeds, shrubs and hedging. There is a pergola with grapevine, a greenhouse, and the oil tank is housed in the garden.

Ground Floor

Approx. 106.9 sq. metres (1151.1 sq. feet)



Total area: approx. 106.9 sq. metres (1151.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band: C





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