

Estuary Road, Shotley Gate, Suffolk,
IP9 1PZ
Guide Price £475,000 to £500,000

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- Stunning Estuary Views
- Rarely Available
- Detached Bungalow
- Three Bedrooms Two With En-Suites
- Modern Fitted Kitchen & Utility
- Spacious Lounge/Diner
- Garage & Off-Road Parking
- Electric Heaters
- Solar Panels



Literally sitting on the shoreline in the much sought after village of Shotley sits this most wonderful three-bedroom detached bungalow. The property is positioned on a delightful plot with the most stunning views from the rear across the estuary over to Harwich and Felixstowe. The bungalow itself comprises of two double bedrooms both with en-suites, a separate cloakroom, a modern fitted kitchen, a utility and a third bedroom with patio doors opening out to the rear garden, alongside a spacious open plan lounge/diner with unspoilt field views across the estuary. Off the lounge/diner through the patio doors to outside there is a large patio area offering the views. There is also a garage and ample off-road parking to the front. From the rear there are steps down from the garden itself out onto the estuary shore accessed via a private gate. The property is also offered to market with no onward chain, and early viewing is recommended to appreciate the accommodation on offer. There are 10 solar panels which generate an income and the heating is through electric heaters.

The peninsular village of Shotley Gate 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: There is a storm porch and the driveway is laid to stone offering off road parking for three to four vehicles. There is mature hedging, palms and shrub borders.
Garage: *27'3" x 8' (8.3m x 2.44m)*
The inverter is housed within the garage, there is power and lighting, a workbench and shelving.
Front Door: Into:
Hall: Airing cupboard.
Cloakroom: Hand wash basin and WC.

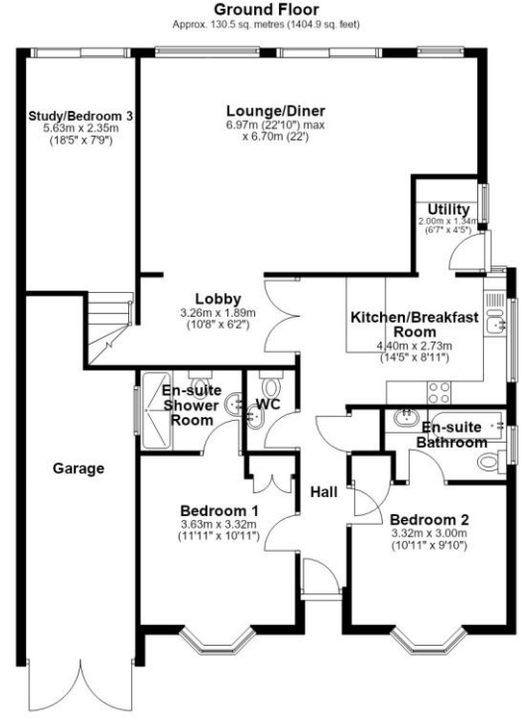




Bedroom One: *11'11" x 10'11" (3.63m x 3.33m)* Bay window to the front aspect, built in cupboards and electric heater.
En-suite shower room: Walk in shower, WC, vanity hand wash basin with storage, tiled walls and heated towel radiator.
Bedroom Two: *10'11" x 9'10" (3.33m x 3m)* Bay window to the front aspect and electric heater.
En-suite Bathroom: Frosted window to the side aspect, upright radiator, tiled walls and three-piece suite comprising wc, vanity hand wash basin with storage and bath with shower over.

Kitchen/Breakfast Room: *14'5" x 8'11" (4.4m x 2.72m)* Window to the side aspect, fitted with a matching range of modern base and wall units with solid quartz worktops, ceiling inset spotlights, ceramic sink and drainer, integrated cooker and large extractor, space for a dishwasher, space for a larder style fridge freezer, two electric radiators, velux skylight and an island with storage beneath.
Utility: *6'7" x 4'5" (2m x 1.35m)* Window to the side aspect and door out to the side, base and wall units, tiled floor and tiled walls. French doors into:

Lobby: *10'8" x 6'2" (3.25m x 1.88m)* Steps down to bedroom three/study. Opening through to:
Lounge/Diner: *22'10" x 22' (6.96m x 6.7m)* Two windows to the rear aspect, sliding French doors out to the rear garden and two electric heaters.
Study/Bedroom Three: *18'5" x 7'9" (5.61m x 2.36m)* Electric radiator, built-in wardrobe, sliding patio doors offering access out to the rear garden and eves storage.
Outside – Rear: Off the back of the property there is a large, decked area with the most stunning views across the estuary, there are steps down to the garden area which is very secluded and non-overlooked with mature trees and hedging and a greenhouse. From the garden there are steps down offering private access to the shoreline itself. There is also a patio area off bedroom three and there is a side return and side gate offering access to the front.
Agents Note: There are 10 solar panels which generate an income.



Total area: approx. 130.5 sq. metres (1404.9 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: D





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