

Great Harlings, Shotley Gate, Suffolk,
IP9 1NZ
Guide Price £300,000 to £325,000

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- End of Terrace House
- Three Bedrooms
- Open Plan Living/Dining Room
- Wood Burning Stove
- Spacious Kitchen
- First Floor Bathroom
- Off-Road Parking & Garage
- Garden Studio & Undercover Kitchen/Seating Area
- Oil-Fired Central Heating



This three-bedroom end of terrace house is situated in the popular peninsular village of Shotley Gate and benefits from a rear garden with garden studio and undercover kitchen/seating area, off-road parking to the front for several vehicles, a garage, and oil-fired central heating. The accommodation comprises a front porch, entrance hall, living room with wood burning stove, dining room, kitchen, first floor landing, three bedrooms, and the family bathroom.

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 stone chip front driveway providing off-road parking for several vehicles and a canopy porch above the wood front door.

Garage: *18'7" x 12'2" (5.66m x 3.7m)* The garage has up and over doors to the front and rear and the oil-fired boiler. The oil tank is discretely hidden behind the garage.
Front Porch: Door leading to:
Entrance Hall: Radiator, staircase rising to the first floor, and a door leading to:
Living Room: *13'4" x 11'2" (4.06m x 3.4m)* Sliding patio door opening out to the rear garden, wood burning stove on a brick hearth, a radiator, ceiling light and fan, and an archway through to:





Dining Room: *11'6" x 11'2" (3.5m x 3.4m)* Window to the rear aspect, a radiator, ceiling light and fan, and a door leading to:
Kitchen: *11'6" x 7'4" (3.5m x 2.24m)* Fitted with a range of matching eye and base level units and drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated electric oven and hob with extractor hood over, space for a fridge freezer and washing machine, understairs cupboard, windows to the front and side aspects, and a door opening out to the side.

First Floor Landing: Two windows to the side aspect, cupboard housing the hot water tank, access to the loft, and doors leading to the bedrooms and bathroom.
Bedroom One: *11'2" x 10'7" (3.4m x 3.23m)* Window to the rear aspect, a radiator, ceiling light and fan, and a built-in cupboard.
Bedroom Two: *11'6" x 7'11" (3.5m x 2.41m)* Window to the rear aspect, a radiator, and a built-in cupboard.
Bedroom Three: *10'9" x 9'4" (3.28m x 2.84m)* Window to the front aspect, a radiator, and a built-in cupboard.
Family Bathroom: *8'1" x 7'5" (2.46m x 2.26m)* A four-piece suite comprising a bath, corner shower enclosure, low-level WC and hand wash basin, along with a heated towel rail, tiled flooring, part tiled walls, ceiling inset spotlights, and windows to the front and side aspects.
Outside – Rear: The garden is a great place to entertain with an Indian sandstone covered patio leading out from the living room, the remainder being laid to lawn with a shed, and is enclosed by fencing. There is a path leading to the garden studio and covered kitchen/seating area to the rear of the garden with large patio in front.
Garden Studio: *15'9" x 12'9" (4.8m x 3.89m)* French doors providing access, ceiling inset spotlights, power sockets, and a radiator.
Kitchen/Seating Area: *15'7" x 12'9" (4.75m x 3.89m)* Indian sandstone patio, base level units with work surface over, sink with hot water tap, power sockets, and ceiling inset spotlights.



Total area: approx. 142.6 sq. metres (1534.9 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, 1 Bathroom, 1 Reception,
EPC Rating: E
Council Tax Band: A





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