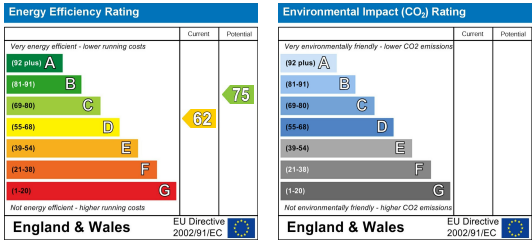




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THE PROPERTY MISDESCRIPTIONS ACT 1991

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1 Stourside, Shotley Gate IP9 1QF

£500,000

NO CHAIN - A SPACIOUS 3 bedroom DETACHED house located in the peninsula village of Shotley Gate with STUNNING estuary VIEWS. The property has recently been decorated and benefits from replacement double glazed windows, well kept 1/3rd of an acre plot and enjoys a 27ft open plan kitchen/dining space, large lounge, cloakroom and has 3 double bedrooms with a 18ft master bedroom and bathroom. With ample off road parking, garage, impressive gardens, estuary views and sits next to an open space with mature trees.



1 Stourside, Shotley Gate, Suffolk, IP9 1QF

The popular Shotley Gate village is well served and provides a range of local village amenities, including a bus route, public house and marina with a foot ferry boat service to Harwich and Felixstowe. The nearest town of Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues, Christchurch Park and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development. Further amenities including shops, medical practices and a university /college. Ipswich town provides direct links to London Liverpool Street station.

ENTRANCE HALL:

Parquet flooring, radiator, stairs to the first floor with under stairs storage/cupboard housing electric meters (all upgraded in 2021) with doors to...

CLOAKROOM:

A modern two piece suite with a WC and hand wash basin, part tiled walls, tiled flooring with obscure window to rear.

LOUNGE: 17'9 x 12'4 (5.41m x 3.76m)

The lounge is very spacious and has double glazed windows to front with estuary and tree views, patio doors that open out to the rear garden. Radiators, and feature fireplace.

KITCHEN/DINING SPACE: 27'6 x 13 (8.38m x 3.96m)

An impressive open plan kitchen/diner/family space fitted with modern wall & base units with solid wood work tops. Belfast style sink, integrated dishwasher, washing machine, wine cooler, double oven and Neff induction hob with hood over, space for fridge freezer. Welsh slate flooring with under floor heating in the kitchen, radiator, spotlights and breakfast bar. Cupboard housing recently fitted water softener. Patio doors opening out to the rear garden. Double glazed window to front with estuary and tree views.

GALLERIED LANDING:

Dual aspect double glazed windows to the front and rear, loft access with pull down ladder, radiator, two airing cupboards and doors to...

BEDROOM ONE: 18'0 x 12'4 (5.49m x 3.76m)

Dual aspect double glazed windows to the front, with stunning views, two radiators, built in double wardrobe, and inset sink.

BEDROOM TWO: 13 x 10'9 (3.96m x 3.28m)

Double glazed window to front with stunning views, radiator, and built in double wardrobe.

BEDROOM THREE: 13 x 7'7 (3.96m x 2.31m)

Double glazed window to the rear with views of the garden, radiator and built in wardrobe.

BATHROOM:

A modern bathroom suite, bath with a shower over, WC with a vanity unit, hand wash basin with storage and shelf. Tiled splash backs, heated towel rail, tiled flooring. Two double glazed windows to the side.

OUTSIDE:

The property occupies a 1/3rd of an acre of formal gardens with plenty of frontage and gardens to the side and rear. The front garden is laid to lawn with established trees, hedge borders with a low retaining wall, double iron gates which leads to a block paved driveway providing ample off road parking for several cars and leads to the detached garage with an electric door. A fitted electric car charging socket. Gates lead to the rear on both sides of the house.

The large rear garden is well presented, private and well maintained with a lawn, mature shrubs, trees, hedging, fruit trees and flower beds. There is a brick shed.

The oil tank was replaced in 2021.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

