



Palmer & Partners



Palmer & Partners

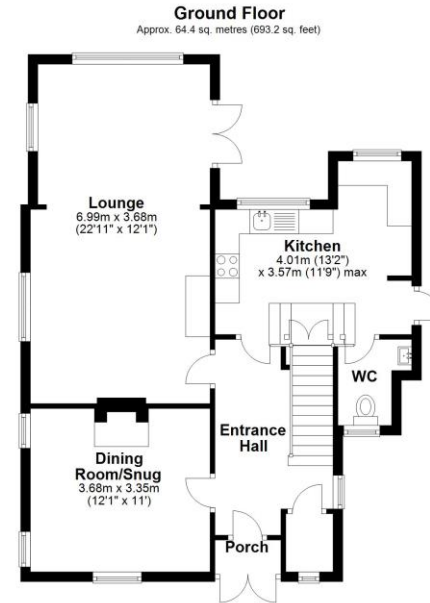
**Bristol Hill, Shotley Gate, Suffolk, IP9 1PU**

**OIEO: £450,000**

# Bristol Hill, Shotley Gate, Ipswich, Suffolk, IP9 1PU

Situated in one of Shotley Gate's most prestigious roads of Bristol Hill next to the estuary, lies this nicely presented five bedroom detached house which occupies a good size plot and has been extended to create a wonderful family home with ample off-road parking, car port, and heated swimming pool. The sweeping driveway provides off-road parking for four / five cars and to the side is a large hardstanding which currently houses a caravan but is also large enough for a boat, perfect for a sailing enthusiast! The house sits on an elevated position offering stunning views across the estuary and benefits from 7KW electric car charging point, LPG gas central heating with large combi boiler, and rear garden which houses the converted detached garage, brick built shed, and swimming pool. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch; entrance hall; dual aspect dining room / snug; kitchen; ground floor cloakroom; extended triple aspect lounge, part of which has a vaulted ceiling; galleried landing; family bathroom; and five bedrooms, one of which has an en-suite shower room, and two of which offer stunning views across the estuary.

The peninsular village of Shotley Gate is very popular amongst the boating community and provides a wide range of local village amenities including bus routes, public houses and marina, 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.



Total area: approx. 144.3 sq. metres (1553.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.



