



Boleyn Place, Erwarton, Suffolk, IP9 1LJ

OIEO: £325,000

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Palmer & Partners are delighted to present to the market this fantastic three bedroom semi-detached house, situated in the sought after village of Erwarton, which is being sold with no onward chain. Erwarton is on the Shotley Peninsula overlooking the River Stour and the position of the house provides stunning views across the estuary from the front and unspoilt field views beyond the 100ft rear garden (subject to survey). Due to the size of the plot, there is scope to extend and add a garage / vehicle access (subject to planning permission). As agents, we recommend the earliest possible viewing to fully appreciate the location of the property and views which it offers; and the accommodation comprises entrance hall; magnificent 25ft lounge with open fire; kitchen; formal dining room; boot room, utility room and boiler room; first floor landing; three bedrooms; and a modern family bathroom.

The pretty Shotley peninsular village of Erwarton sits on the outskirts of the larger village of Shotley and lies approximately nine miles south of the county town of Ipswich which offers direct rail links to London Liverpool Street station. Erwarton has a church and Erwarton Hall, a grade II listed gatehouse, which is a local landmark whilst the neighbouring villages of Shotley, Holbrook, Chelmondiston and Harkstead all offer an array of local amenities. For those who like the outdoors there are plenty of places to walk or cycle through the beautiful countryside and for the sailors there are marinas at both Shotley and Woolverstone.

Council tax band: B
EPC Rating: TBC





