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**Estuary Crescent, Shotley Gate, Suffolk, IP9 1QA**

**OIEO: £300,000**

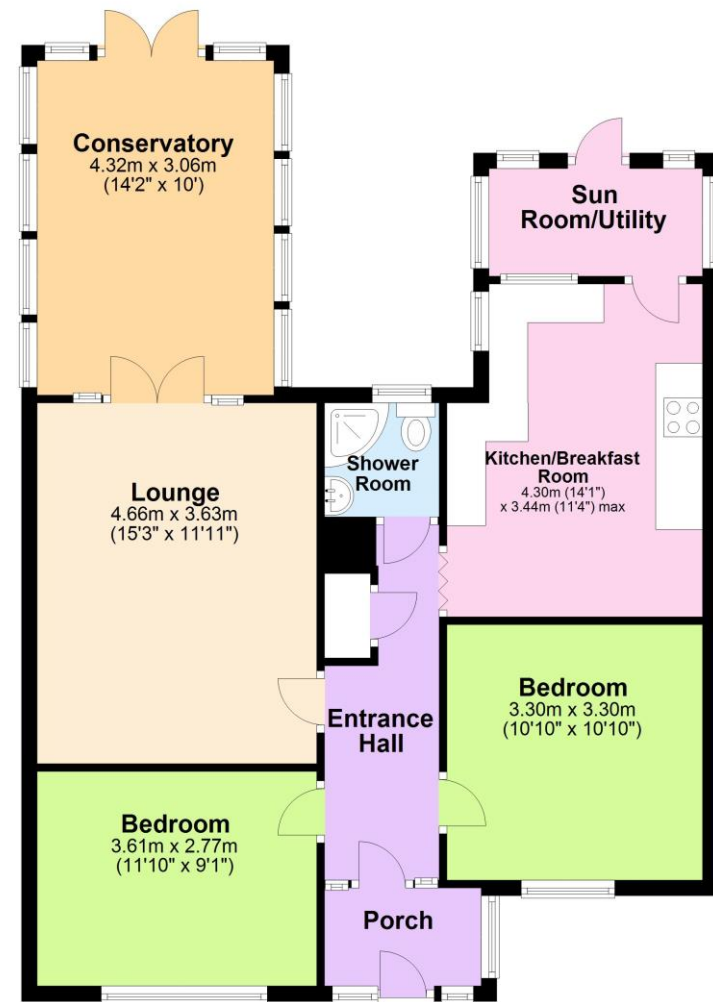
# Estuary Crescent, Shotley Gate, Ipswich, Suffolk, IP9 1QA

Situated just a few minutes' walk from the estuary in Shotley Gate lies this nicely presented and spacious two bedroom detached bungalow which is being sold with no onward chain. The bungalow occupies a good size plot providing potential to scope to extend / develop (subject to planning permission) and benefits from a well-maintained rear garden, larger than average garage, and ample off-road parking. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch, entrance hall, two good size double bedrooms, kitchen / breakfast room; sun room / utility; lounge; conservatory; and shower room.

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.

Council tax band: C  
EPC Rating: TBC

**Ground Floor**  
Approx. 82.7 sq. metres (889.7 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 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.



