



Palmer & Partners



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Estuary Crescent, Shotley Gate, Suffolk, IP9 1QA

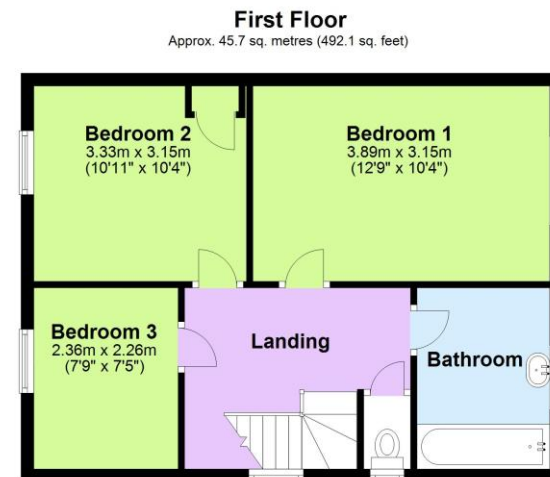
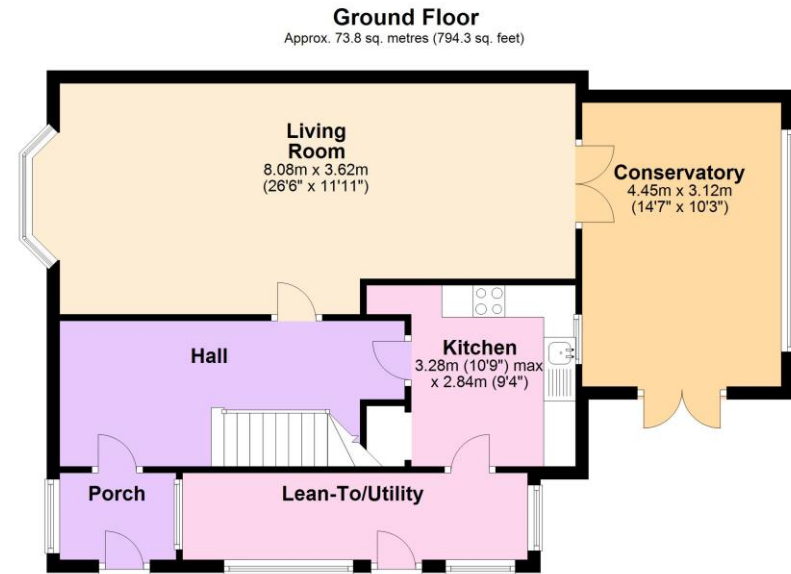
OIRO: £320,000

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

This spacious three bedroom semi-detached house, situated in the sought after village of Shotley Gate, occupies a generous plot providing scope to extend (subject to planning permission). The property offers beautiful views of the River Stour and benefits from off-road parking to the front, detached garage, and generous rear and side gardens. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises front porch, spacious entrance hall, 26ft living room, conservatory, kitchen, lean-to / utility, first floor landing, three bedrooms, family bathroom, and separate WC.

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: D



Total area: approx. 119.5 sq. metres (1286.5 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.



