



Palmer & Partners



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Kitchener Way, Shotley Gate, Suffolk, IP9 1RW

Asking Price: £325,000

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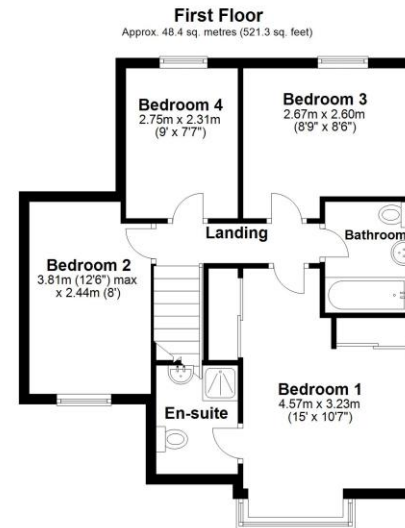
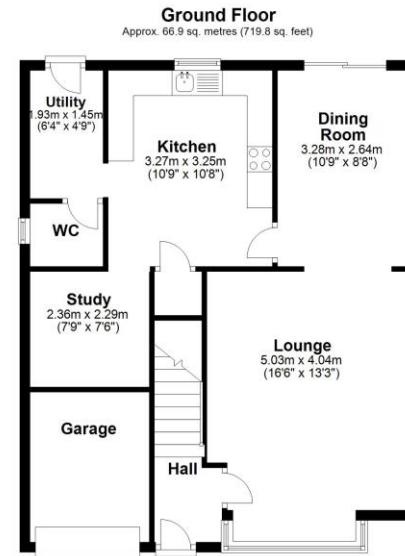
*** GUIDE PRICE: £325,000 to £350,000 ***

Situated in the sought after village of Shotley Gate lies this nicely presented four bedroom detached family home which is located just a few minutes from the estuary. This lovely home occupies a good size plot and comes with ample off-road parking, modern kitchen and a converted garage which has created the study room and additional storage. As agents, we recommend the earliest possible internal viewing to fully appreciate the accommodation on offer which comprises entrance hall, lounge, dining room, modern kitchen with pantry cupboard, utility room, ground floor cloakroom, study area, first floor landing, master bedroom with en-suite, three further bedrooms, and the family bathroom.

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.

Council tax band: D

EPC Rating: F



Total area: approx. 115.3 sq. metres (1241.2 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.



