



The Street, Shotley, Ipswich, IP9 1LD

welcome to

The Street, Shotley, Ipswich

This beautiful, semi-detached home is situated in a prime Shotley location and boasts three double bedrooms, one on the ground floor, an open plan kitchen/lounge, a separate dining room, a brand new ground floor shower room, a modern 1st floor bathroom and a one of a kind rear garden!

Entrance Hall

A storage cupboard, one electric radiator and carpet flooring.

Ground Floor Bedroom Three

Stunning room with double glazed windows to the front and side, carpet flooring, one electric radiator.

Dining Room

Large room with two double glazed windows to the side, patio doors to the rear garden, further floor to ceiling windows to the rear, one electric radiator, spotlights, carpet flooring and ample space for a table and chairs.

Kitchen/Lounge

Beautiful room, which has been modernised to a high standard, with eye and base level units in grey with stone effect worktop surfaces, a dual ceramic sink with gold flexi mixer tap, tiled splashback throughout, a central island with quartz worktop surface, an integrated microwave, oven, dishwasher and American fridge/freezer (to stay), a fitted extractor hood, two electric radiators, bespoke cabinets, TV point, a fitted wood burner with tiled base, engineered oak flooring throughout, spotlights, double glazed window to the front and a staircase to the first floor.

Walkway

Engineered oak flooring, double glazed window to side, a door to the garden, a double storage cupboard and one electric radiator.

Ground Floor Shower Room

Brand new shower room with low level WC, vanity sink, a shower with glass enclosure and waterfall showerhead, spotlights and extractor fan.

Utility

Double glazed window to the side and rear, engineered oak effect flooring, eye and base level units in grey with oak worktop surfaces, a storage cupboard, spotlights, a butler sink, spotlights and space for a washing machine and tumble dryer.

First Floor Landing

An airing cupboard, carpet flooring, loft hatch, spotlights and one electric radiator.

Master Bedroom

Double glazed window to the front, carpet flooring, fitted wardrobes and bedside table, overhead storage units, exposed beams and one electric radiator,

Loft

Fully boarded loft with a Velux window, one electric radiator and low level WC. This room has not been converted and cannot be used as an official room.

Bedroom Two

Double glazed window to the side, carpet flooring and one electric radiator.

Shower Room

Stunning four piece bathroom with dual vanity sink, with beechwood worktop and standalone circular sinks, a shower with handle less glass enclosure and panelled splashback, oak effect flooring, one electric radiator, spotlights, low level WC and double glazed window to the rear.

Outside:

Front Garden

A shingle driveway and an access gate leading to the rear garden.

Snug/Garden Room

Double glazed window to the rear, a door to entry, power and carpet flooring.

Cabin

Velux window, double glazed window to the side, patio doors to entry, clad outside, insulated inside, TV point and an electric fireplace. This cabin would make the perfect home office, additional snug or games room.

Rear Garden

Stunning, South facing, one of a kind rear garden with multiple mature trees, roses, multiple seating areas including a block paving, pergolas, canopy areas, a bar area, a green house and sheds. The front half of the garden is mainly used for entertaining, the rear half boasts a separate grassed area, additional sheds, a low level fence with gate leading to fields to the rear, which are in an area of outstanding natural beauty, vegetable patches, multiple grassed areas, patio seating areas, bespoke clad areas, full borders and shrubs.



Total floor area 153.6 m² (1,653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
The Street,
Shotley, Ipswich

- Complete onward chain
- Three double bedrooms, one on the ground floor
- Open plan kitchen/lounge with central island
- Separate dining room
- Stunning, South facing, one of kind rear garden

Tenure: Freehold EPC Rating: F
Council Tax Band: B

£385,000



view this property online williamhbrown.co.uk/Property/IPS121642



Property Ref:
IPS121642 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk