



Connells

Lower Harlings
Shotley Gate IPSWICH

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for sale offers in excess of
£280,000



Property Description

Guide Price- £280K- £290K Situated in the sought-after village of Shotley Gate, this spacious three/four bedroom detached home offers versatile and well-proportioned accommodation, ideal for modern family living. The property features a bright and welcoming interior, with a generous lounge, separate dining space, and a well-appointed kitchen forming the heart of the home. The flexible layout includes a ground floor room which can be used as a fourth bedroom, home office or additional reception space, catering perfectly to a range of lifestyles. Upstairs, there are three well-sized bedrooms and a family bathroom, providing comfortable accommodation for growing families or those seeking extra space. Externally, the property benefits from a private rear garden ideal for relaxing or entertaining, along with off-road parking to the front.

Shotley Gate is a popular riverside village offering a peaceful setting with local amenities including local shop, pubs and restaurants, local vineyard and cafe and takeaways. The village offers river and countryside walks as well as being popular with the sailing and water sports community due to the quick and easy access to the River Stour, the River Orwell, Shotley Marina, as well as two sailing clubs. The village sits just over 10 miles from Ipswich, the county town of Suffolk, providing further shopping facilities, as well as a wealth of restaurants and cafes along the vibrant Ipswich Marina.

Entrance Hall

Double glazed front door with matching side window, tiled flooring, pendant light, and stairs rising to the first floor.

Lounge

Double glazed bay window to the front, inset electric fireplace with built-in shelving and storage to either side, pendant light, carpet

flooring and an archway leading through to the kitchen.

Kitchen

Spacious kitchen fitted with under floor heating, matching beige shaker-style wall and base units, solid wood worktops, inset stainless steel sink with drainer and mixer tap, integrated fridge freezer and washing machine, tiled splash backs, tiled flooring, induction hob with double oven, recessed spotlights, double glazed window to the rear, and a useful storage cupboard and hallway leading through to:

Shower Room

Fitted with an electric shower, tiled flooring, double glazed window to the rear, heated towel rail, low level w/c, and wash hand basin set within a vanity unit with mixer tap.

Dining Room

Decorative wall panelling, electric heater, wood-effect flooring, pendant light and double glazed French doors opening to the rear garden.

Ground Floor Bedroom

Wood-effect flooring, electric heater, double glazed window to the front and pendant light.

Landing

Carpeted, airing cupboard housing storage heater, loft hatch (advised this is boarded and insulated), double glazed window to the side and doors providing access to:

Bedroom One

Carpeted, double glazed window to the front, pendant light, storage heater and double wardrobe.

Bedroom Two

Carpeted, double glazed window to the rear, electric heater, pendant light and built-in storage cupboard.

Bedroom Three

Carpeted, double glazed window to the front and pendant light.

Bathroom

Panel-enclosed bath with shower over via mixer tap, tiled walls and flooring, wash hand basin with mixer tap, w/c set within a storage unit and double glazed window to the rear.

Outside

Front Garden

A particular feature of the property is its beautifully landscaped front garden. A generous driveway provides off-road parking for two to three vehicles, complemented by a winding brick pathway set amongst a variety of mature flowers and plants within sleeper beds. Additional features include a pear tree, an electric point near the sunken pond, rose arch, and a cedar wood outbuilding. A shingled area surrounding the outbuilding offers further discreet storage, including a shed.

Cedar Wood Clad Outbuilding

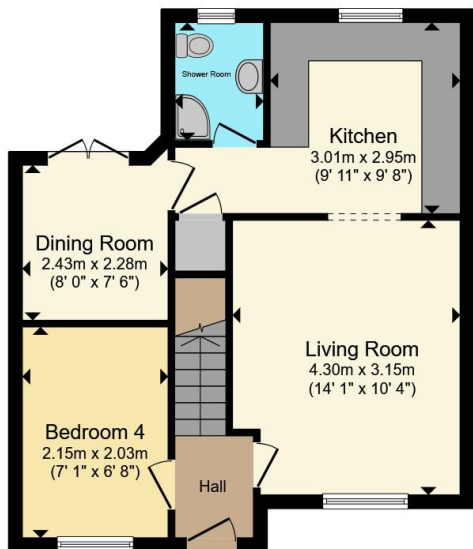
Finished with herringbone flooring, recessed spotlights, power throughout, double glazed window and French doors to the front, storage heater, and external lighting. A side-access storage cupboard provides further practicality.

Rear Garden

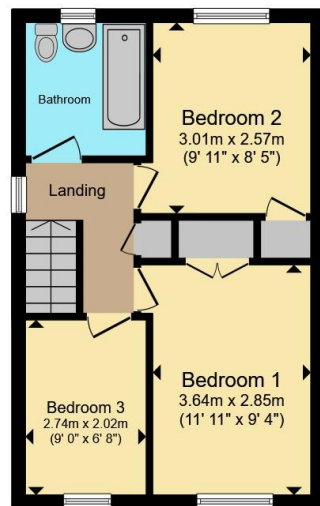
The rear garden offers a tranquil and private retreat, ideal for enjoying nature. A composite

decking area with pergola provides the perfect space for outdoor dining and entertaining, with a winding brick-paved pathway leading through well-stocked borders filled with an abundance of flowers and established planting. Additional features include in-ground ponds and a variety of wildlife-friendly planting, creating a peaceful and visually appealing outdoor environment.

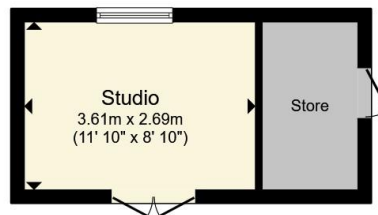




Ground Floor



First Floor



Outbuilding

Total floor area 94.4 m² (1,016 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

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EPC Rating: E Council Tax
 Band: C

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Tenure: Freehold



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