



Connells

Ganges Road
Shotley Gate Ipswich



Property Description

Situated in a popular village location within Shotley Gate, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout. The property has been exceptionally well maintained and presented, with a welcoming and contemporary feel throughout. A particular feature is the provision of three separate reception rooms, offering excellent flexibility for modern family living. These spaces could be utilised as a formal lounge, dining room, playroom, home office or additional family living space depending on individual requirements. The well-appointed accommodation also benefits from a separate utility room, providing valuable practical space away from the main living areas. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite. A family bathroom serves the remaining bedrooms. Externally, the property provides ample off-road parking, making it particularly practical for a family with multiple vehicles.

Shotley Gate is a popular coastal village situated on the Shotley Peninsula in Suffolk, offering a peaceful setting surrounded by attractive countryside and waterways. The village and surrounding peninsula provide a range of local amenities and community facilities, while nearby towns including Ipswich and Harwich offer a wider selection of shopping, leisure and everyday services.

Accommodation

Entrance Hall

Double glazed entrance door, stairs rising to the first floor and radiator.

Cloakroom

Double glazed window to the front aspect, vanity wash hand basin, low-level w/c and radiator.

Lounge

Double glazed bay window to the front aspect, feature electric fire, two radiators and French doors opening into the entrance hall.

Dining Room

Double glazed patio doors opening onto the rear garden and radiator.

Kitchen

Double glazed window to the rear aspect. Fitted with a modern range of wall and base units, work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer, integrated fridge, integrated dishwasher, double oven, induction hob with extractor hood over and additional storage cupboard.

Study / Reception Room Three

Double glazed window and door to the rear aspect. Housing the electric boiler and providing access to the utility area.

Utility Room

Fitted with wall and base units, plumbing for a washing machine and space for a fridge freezer.

First Floor Landing

Loft access and airing cupboard.

Bedroom One

Double glazed window to the rear aspect, fitted mirrored wardrobes and radiator.

En-Suite

Double glazed window to the side aspect, walk-in shower, vanity wash hand basin, low-level w/c, heated towel rail and extractor fan.

Bedroom Two

Double glazed window to the front aspect, fitted wardrobes and radiator.

Bedroom Three

Double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Four

Double glazed window to the front aspect and radiator.

Family Bathroom

Double glazed window to the side aspect. Comprising a panel bath, pedestal wash hand basin, low-level w/c and radiator.

Outside

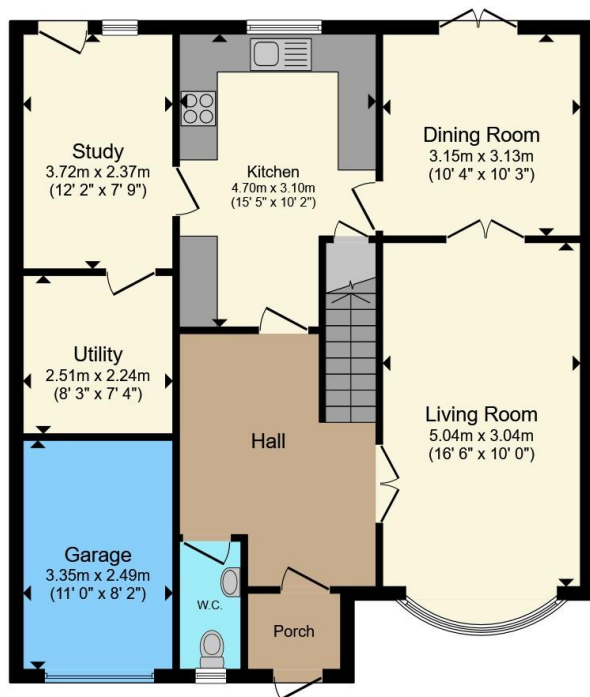
To the front of the property is a large block-paved driveway providing ample off-road parking, complemented by a decorative stone frontage.

The enclosed rear garden benefits from side access and features a patio seating area, shed, fencing to boundaries and the remainder laid to lawn.

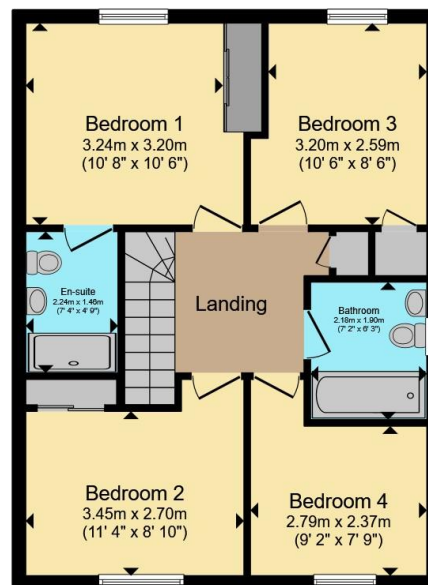
Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 140.2 m² (1,510 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

Connells



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6 Princes Street
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EPC Rating: Council Tax
 Awaited Band: D

view this property online connells.co.uk/Property/ICH313499

Tenure: Freehold



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