



Connells

Ganges Road
Shotley Gate Ipswich



Property Description

Situated in a quiet cul-de-sac within the sought-after Shotley Peninsula, this attractive detached family home offers spacious and versatile accommodation. The property comprises of three well-proportioned bedrooms, with the added benefit of a study on the ground floor which could easily be utilised as a fourth bedroom, a useful utility room, downstairs cloakroom and first floor modern family bathroom, a conservatory providing an additional versatile reception space and offering lovely views across the rear garden. A modern and well presented kitchen/dining area and a spacious and comfortable living room.

Outside, the property benefits from a well kept rear garden, providing a pleasant private space for families, entertaining and outdoor activities. To the front, there is ample off-road parking on the driveway, adding further practicality to this desirable home.

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.

Entrance Hall

Accessed via entrance door and comprises of radiator and doors giving access to:

Cloakroom

Double glazed window to side, wash hand basin and low-level w/c.

Study/Bedroom Four

Double glazed window to front and radiator.

Living Room

Double glazed bay window to front and radiator.

Kitchen/Diner

Double glazed window to rear and side and comprises of a selection of wall and base level units with electric oven, hob and extractor over, storage cupboard, radiator, sink and drainage unit into granite work tops.

Conservatory

Upvc construction and double glazed French doors to garden and oil fired boiler.

Utility Room

With plumbing for washing machine and space for fridge freezer.

First Floor Accommodation

Landing

Loft access, radiator, double glazed window to side and storage cupboard.

Bedroom One

Double glazed window to front with built-in wardrobes.

Bedroom Two

Double glazed window to rear and radiator.

Bedroom Three

Double glazed window to front, radiator and storage cupboard.

Bathroom

Double glazed window to rear and comprises of a pair shape bath, vanity wash hand basin and low-level w/c.

Outside

To the front of the property, there is off road parking with a lawned area and trees.

Rear Garden

The rear garden is laid to lawn and commences with a patio area and has fencing to boundaries.

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.





Total floor area 102.3 m² (1,101 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



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/ICH313343



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH313343 - 0009