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Erwarton, Ipswich, Suffolk, IP9 1LJ
Guide Price £475,000 to £500,000

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- Unspoilt Field Views from Rear
- Views Across to Estuary from Front
- Substantial Detached House
- Four Bedrooms
- 29ft Lounge/Dining Room
- Conservatory
- Study / Utility Room
- Stunning Fully Integrated Kitchen
- Stylish First Floor Shower Room
- Garage & Ample Off-Road Parking
- Landscaped Rear in Excess of 100ft (STS)

This substantial four-bedroom detached house occupies an enviable position in the popular village of Erwardon just a few minutes from the Shotley peninsular with unspoilt field views from the rear and views across to the estuary from the front. The property occupies a generous plot set back from the road and benefits from a magnificent landscaped and well-stocked rear garden in excess of 100ft (subject to survey), a garage, and ample off-road parking. A summary of the accommodation is as follows: entrance hall, ground floor cloakroom, 29ft open plan lounge /

utility room, stunning kitchen with integrated appliances, galleried landing, stylish shower room, and four bedrooms.

The pretty Shotley peninsular village of Erwardon sits on the outskirts of the larger village of Shotley and lies approximately nine miles south of the county town of Ipswich which offers direct rail links to London Liverpool Street station. Erwardon has a church and Erwardon Hall, a grade II listed gatehouse, which is a local landmark whilst the neighbouring villages of Shotley, Holbrook, Chelmondiston and Harkstead all offer an array of local amenities.



For those who like the outdoors there are plenty of places to walk or cycle through the beautiful countryside and for the sailors there are marinas at both Shotley and Woolverstone.

Outside – Front: The property is set back from the road with a very private garden which is shielded from the road by mature hedgerow. The garden is laid to lawn with lavender bushes, a driveway provides parking in front of the garage which has an outside light, and there is a gate to the side leading to the rear garden.

Entrance Hall: Radiator, stairs to the first floor, and doors to:

Cloakroom: A two-piece suite comprising low-level WC with concealed cistern and vanity hand wash basin with ample storage beneath. There is a radiator, tiled walls, and an opaque window to the side aspect.

Lounge / Dining Room: 29' x 11'11" (8.84m x 3.63m) Window to the front aspect, two radiators, and sliding patio door opening through to:

Conservatory: 14'10" x 12'10" (4.52m x 3.9m) The conservatory is a great room from which to enjoy views of the garden with multiple windows and French doors opening out to the rear garden.



Study / Utility Room: 14'2" x 7'2" (4.32m x 2.18m) Window to the front aspect, radiator, work surface with space for a washing machine beneath and tumble dryer above, space for a fridge freezer, and there is ample room for a desk and shelving unit.

Kitchen: 13'4" x 10'2" (4.06m x 3.1m) The stunning kitchen is fitted with an extensive range of modern high gloss eye and base level units and drawers with undercounter lighting, quartz work surfaces, and sink and drainer. The appliances are integrated and include a large fridge, dishwasher, oven and hob with extractor hood over. There is a radiator, ceiling inset spotlights,

window to the rear aspect, and door opening out to the garden.

Galleried Landing: Window to the front aspect with unspoilt views across to the estuary, airing cupboard, radiator, loft access, and doors to the shower room and bedrooms.

Shower Room: A stylish three-piece suite comprising double-width shower enclosure and built-in vanity unit with ample storage incorporating a hand wash basin and low-level WC with concealed cistern. There is a heated towel rail, tiled walls and floor, and an opaque window to the side aspect.

Bedroom One: 13'6" x 10'2" (4.11m x 3.1m) Window to the front aspect with unspoilt views across to the

estuary, radiator, ceiling inset spotlights, and an extensive range of built-in wardrobes across the length of two walls.

Bedroom Two: 13'4" x 11'11" (4.06m x 3.63m) Window to the rear aspect with unspoilt field views and a radiator.

Bedroom Three: 13'5" x 10'3" (4.1m x 3.12m) Window to the rear aspect with unspoilt field views and a radiator.

Bedroom Four: 10'3" x 7'3" (3.12m x 2.2m) Window to the front aspect with unspoilt views across to the estuary and a radiator.

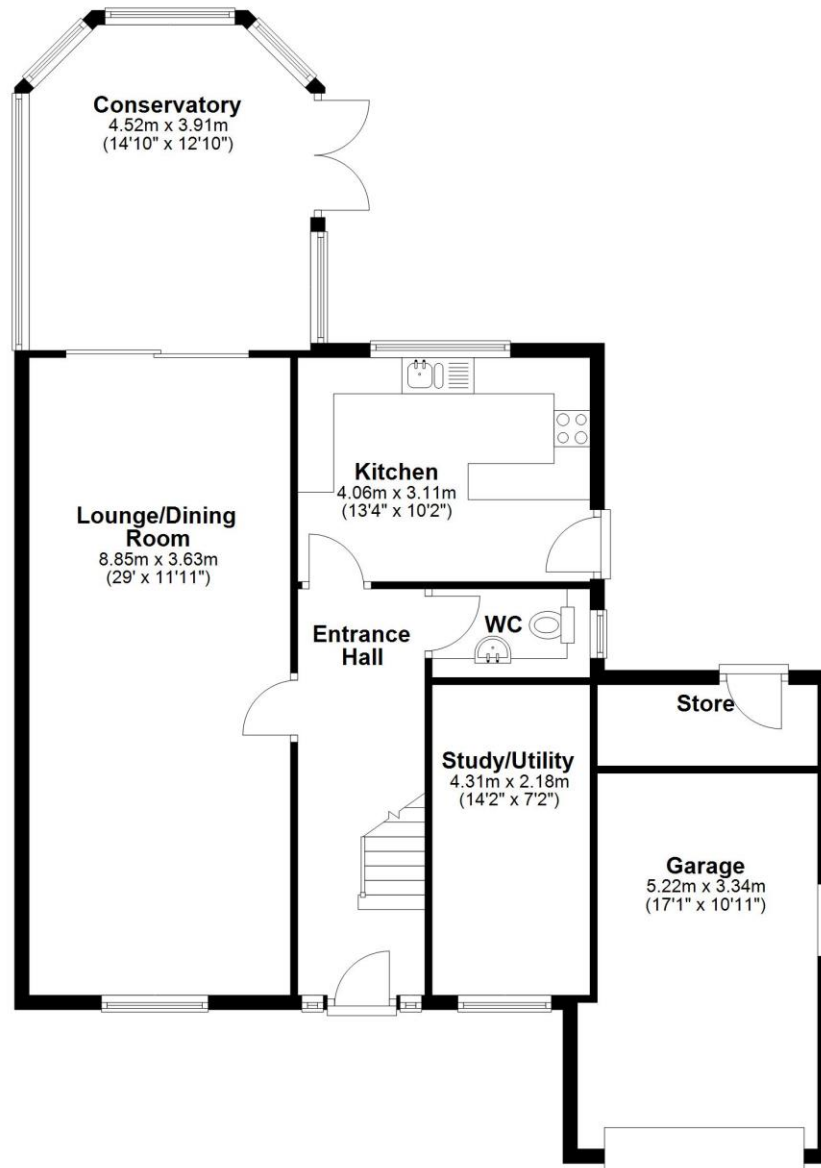
Outside – Rear: The magnificent, landscaped garden is in excess of 100ft (subject to survey),

extensively laid to lawn and well-stocked with an abundance of flowers, plants, shrubs, and mature trees. The garden is very private and non-overlooked with mature hedging to both sides and wire fencing to the rear boundary providing stunning views of the countryside. The oil tank is housed within the garden and there is a brick-built boiler room abutting the garage, two wooden sheds which both have power connected. Off the back of the house is a large patio seating area which is ideal for alfresco dining.

Garage: 17'1" x 10'11" (5.2m x 3.33m) Up and over door, power and light connected, and window to the side aspect.

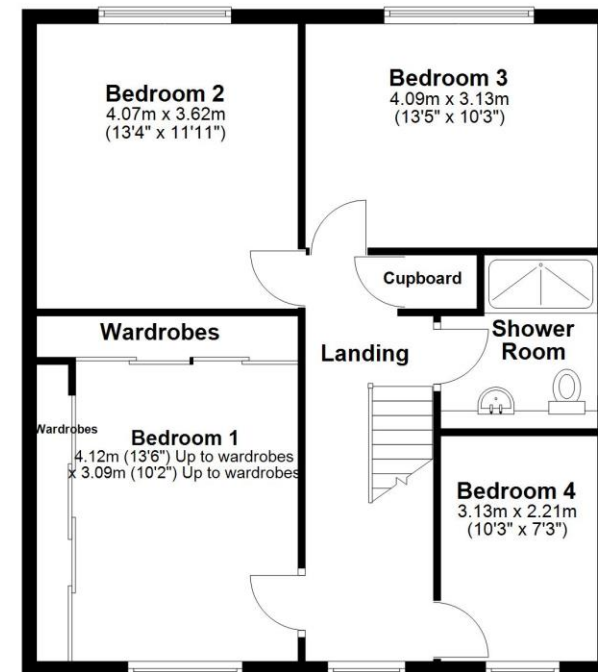
Ground Floor

Approx. 106.8 sq. metres (1149.6 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



Total area: approx. 176.4 sq. metres (1898.6 sq. feet)

Rosnakill, Erwarton

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Attributes

4 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: E



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