



Palmer & Partners



Estuary Road, Shotley Gate, Ipswich,
Suffolk, IP9 1PZ

Guide Price £425,000 to £450,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- No Onward Chain
- Spectacular Views Across Estuary
- Backs Onto the Shoreline
- Detached Bungalow
- Three Double Bedrooms
- Lounge & Garden Room
- Ample Off-Road Parking
- Landscaped Rear Garden in Excess of 120ft (STS)
- Would Benefit from Some Updating

Palmer & Partners are delighted to present to the market this substantial three-bedroom double-bay fronted detached bungalow on one of the most desirable roads in Shotley Gate in a rarely available position backing onto the shoreline. 'Quiet Corner' offers the most breath-taking views across the estuary towards Harwich and up Shotley towards the Bristol Arms Public House and pier. The bungalow is being sold with no onward chain, would benefit from some updating, and comes with a landscaped rear garden in

excess of 120ft (subject to survey) and ample off-road parking via a block-paved driveway and car port.

The peninsular village of Shotley Gate is very popular amongst the boating community and provides a wide range of local village amenities including doctor's surgery, bus routes, public houses, marina, church, and fantastic scenic countryside walks. In the summer months a foot and cycle ferry service licensed to carry up to 12 passengers operates between



Shotley Marina, Harwich and Felixstowe. Shotley peninsula is an awe-inspiring location between the River Orwell and the River Stour. The neighbouring town of Ipswich offers a further range of amenities including shops, doctors, dental surgeries, hospital, theatre, parks, recreational facilities and train station providing direct links to London Liverpool Street Station.

Front Porch: Door through to:

Entrance Hall: Storage heater, loft access, and doors to the bedrooms, lounge and kitchen.

Bedroom: 13'9" x 11'9" (4.2m x 3.58m) Bay window to the front aspect, storage heater, and built-in bedroom furniture.

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Bedroom: 11'1" x 10' (3.38m x 3.05m) Window to the side aspect, storage heater, and built-in bedroom furniture.

Lounge: 13'7" x 11'7" (4.14m x 3.53m) Sliding patio doors opening onto a patio offering stunning views of the estuary,



period fireplace with brick surround, and storage heater.

Kitchen: 17' x 8'9" (5.18m x 2.67m)

Fitted with a range of matching eye and base level units, roll edge work surfaces, stainless steel sink and drainer, decorative tiled splashbacks, feature exposed brick wall housing the integrated double oven, integrated hob with extractor hood over, space for a fridge freezer and washing machine, two storage heaters, large built-in cupboard, window to the side aspect, door opening out to the side, door to the utility room, and steps down to:

Garden Room: 15'2" x 12'4" (4.62m x 3.76m) Dual aspect with windows to the rear and side with stunning views down the rear garden and across the estuary, storage heater, and built-in cupboard.

Inner Lobby: Window to the side aspect and door through to:

Family Bathroom: A three-piece suite comprising corner bath with shower over, low-level WC and hand wash basin; heated towel rail, part tiled walls, and opaque window to the side aspect.

Utility Room: 10'8" x 8'10" (3.25m x 2.7m) Base level units with roll

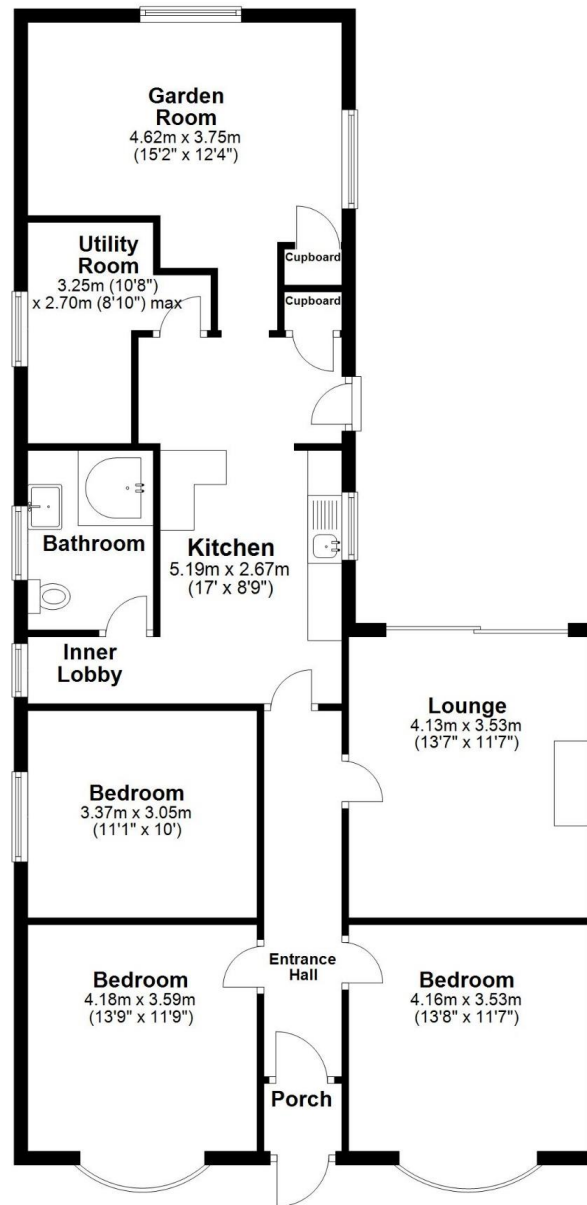
edge work surface incorporating a stainless steel sink and drainer, tiled splashbacks, space for a washing machine and undercounter freezer, and window to the side aspect.

Outside: The front garden is laid to lawn and enclosed by established hedging and fencing. A block-paved driveway in front and to the side of the bungalow with car port provides ample off-road parking. The rear garden, which backs onto the shoreline, is in excess of 120ft (subject to survey) and commences with a large patio seating area leading

out from the lounge with a wooden shed, outside tap and gated side access to the car port and block-paved driveway. From the patio is a picket fence with gate and steps down to an extensive lawn which is landscaped and well-stocked with a variety of shrubs, flowerbeds and well-established hedging. Within the garden is a wooden shed and summerhouse, fruit trees, and from the rear of the garden you can see right over the estuary to Harwich and up Shotley towards the Bristol Arms and pier.

Ground Floor

Approx. 105.3 sq. metres (1133.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: E

Council Tax Band: D



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