



Palmer & Partners



Hawkes Drive, Shotley Gate, Ipswich,
Suffolk, IP9 1FJ

Guide Price £250,000 to £260,000

Palmer & Partners

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- No Onward Chain
- Two Bedrooms
- Semi-Detached
- Downstairs Cloakroom & Bathroom
- Open Plan Living/Kitchen Area
- Driveway With EV Charging Point & Garage
- Enclosed Rear Garden
- Double-Glazing & Air Source Heating System



This modern two double bedroom semi-detached house is situated on the Barrelmans Point Development on the Shotley Peninsula and is being offered with no onward chain. Overlooking the green this property benefits from open plan downstairs living, garage, driveway with off road parking for two vehicles, EV charging point, fully enclosed rear garden, air source heating system and double-glazing. As agents, we recommend the

earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance lobby, cloakroom, living/kitchen area, two bedrooms and a bathroom.

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.

Outside – Front: The garden is laid to lawn with a path to the front door, driveway to the side in front of the garage providing



off-road parking for two vehicles, EV charging point and gated side access to the rear garden.

Entrance Lobby: Radiator.

Cloakroom: Two-piece suite comprising low-level WC, hand wash basin and radiator.

Living/Kitchen Area: 24'6" x 11'4" (7.47m x 3.45m) Kitchen area - double-glazed window to the front aspect, fitted with a range of modern eye and base level

units with work surfaces, inset sink and drainer, integrated electric hob, integrated oven, extractor hood, space & plumbing for washing machine, space for fridge freezer, ceiling inset spotlights and radiator. Living area - double-glazed window to the side aspect, French doors leading out to the rear garden, understairs built-in cupboard, additional built-in cupboard, radiator and stairs to the first floor.

Landing: Loft access and built-in cupboard with shelving.

Bedroom One: 15' x 9'1" (4.57m x 2.77m) Two double-glazed windows to the front aspect and radiator.

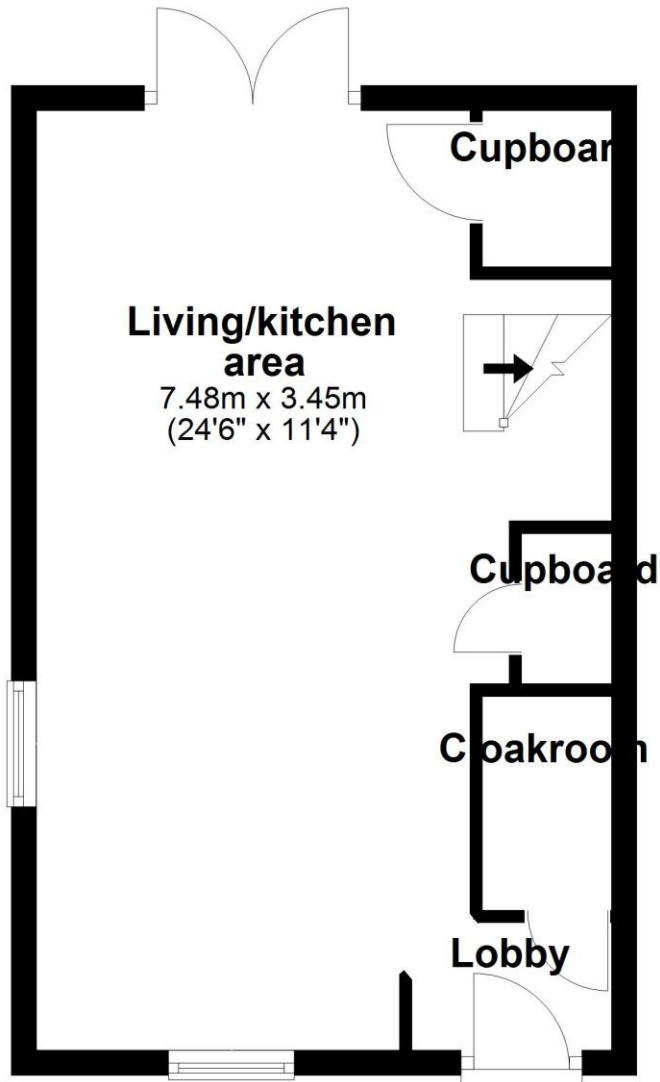
Bedroom Two: 12'5" x 9'2" (3.78m x 2.8m) Two double-glazed windows to the rear aspect, built-in wardrobe, radiator and built-in cupboard housing the hot water tank.

Bathroom: 6'9" x 6'5" (2.06m x 1.96m) Double-glazed window to the side aspect, three-piece suite comprising bath with shower over and shower screen, low-level WC, hand wash basin and towel radiator.

Outside - Rear: The garden is fully enclosed by fencing with a patio area and is predominately laid to lawn.

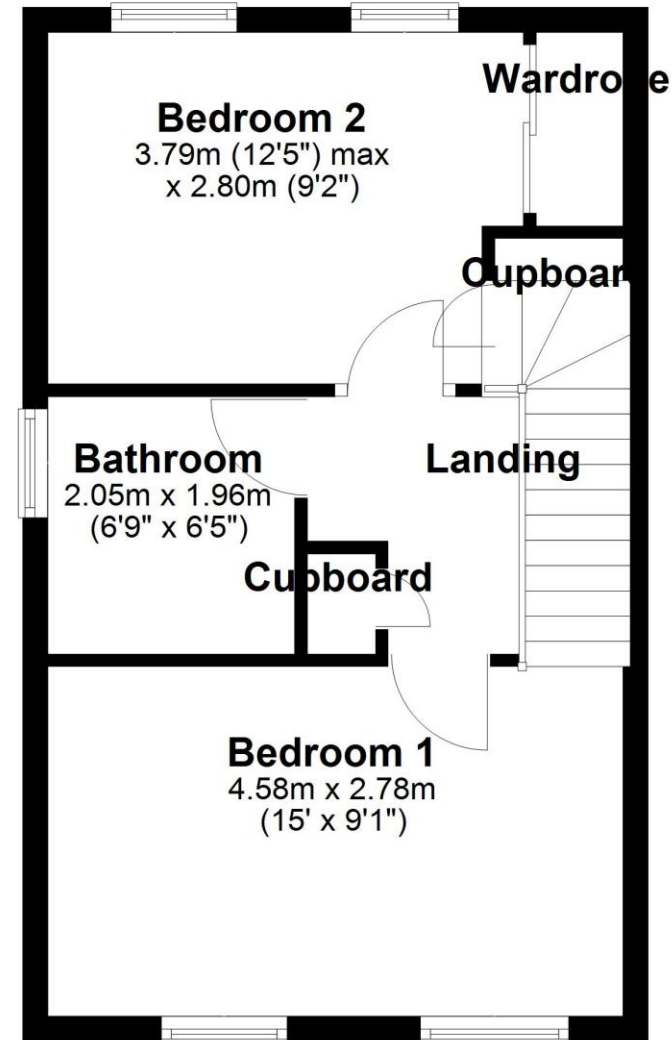
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



Total area: approx. 70.1 sq. metres (754.5 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

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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