



Visdelou Terrace, Shotley Gate,
Suffolk, IP9 1PR
Guide Price £220,000 to £230,000

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- No Onward Chain
- New Roof & Air Source Heat Pump
- 15 Solar Panels & New Windows
- Semi-Detached House
- Three Bedrooms
- Two Receptions & Large Conservatory
- Kitchen & Utility Room
- First Floor Bathroom & WC
- Off-Road Parking to Front & Rear
- Detached Garage to Rear
- Large Rear Garden

This spacious three-bedroom semi-detached house, situated in the sought-after village of Shotley Gate and just a couple minutes from the estuary, is being sold with no onward chain. The property does require some updating and modernising but has recently had a new roof, new air source heat pump, 15 solar panels, and new windows throughout. Occupying a good size plot there is ample opportunity to extend and develop (subject to planning permission) and there is off-road parking to the front and to the rear, in front of the detached garage which can be assessed from the rear

garden and from the adjacent side road.

The accommodation comprises a front porch, entrance hall, kitchen which opens through to the dining room, lounge with wood burning stove, utility room, conservatory which spans the rear of the house, first floor landing, three bedrooms, bathroom, and separate WC.

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 property is set back from the road with a large frontage which has a laid to lawn garden and there is off-road parking to the front as well as to the rear.

Front Porch: Tiled floor and door leading to:

Entrance Hall: Radiator, tiled floor, staircase rising to the first floor with understairs cupboard, and doors providing access to the kitchen and lounge.

Kitchen: 10'7" x 8'11" (3.23m x 2.72m) Fitted with a range of matching eye and base cupboards with drawers complemented by under unit lighting, square edge work surfaces, sink and drainer, and tiled



splashbacks. Integrated appliances include a dishwasher, oven and hob with extractor hood over. There is a tiled floor, ceiling inset spotlights, sliding patio door opening to the rear lobby, window to the front aspect, and an opening through to:

Dining Room: 10'7" x 9'8" (3.23m x 2.95m) Window to the rear aspect, eye level display cabinets with under unit lighting, a radiator, and door leading to:

Lounge: 13'9" x 12'2" (4.2m x 3.7m) Radiator, wood burning stove set within a feature fireplace, and double doors opening through to:

Conservatory: 21' x 8'8" (6.4m x 2.64m) Window surround, French

doors opening out to the rear garden, a radiator, and tiled floor.

Rear Lobby: Doors providing access to the front and rear, windows to the front and side aspects, a radiator, and doors providing access to the utility room and cloakroom.

Utility Room: 8'8" x 4'7" (2.64m x 1.4m) Sink and space and plumbing for a washing machine.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with built-in shelving.

First Floor Landing: Window to the front aspect and doors providing access to the bedrooms, shower room and separate WC.

Bedroom One: 12'3" x 10'11" (3.73m x 3.33m) Window to the rear aspect, a radiator, and built-in wardrobes.

Bedroom Two: 10'10" x 10'11" (3.3m x 3.33m) Window to the rear aspect, a radiator, and an airing cupboard.

Bedroom Three: 7'10" x 7' (2.4m x 2.13m) Window to the front aspect, a radiator, and built-in cupboard.

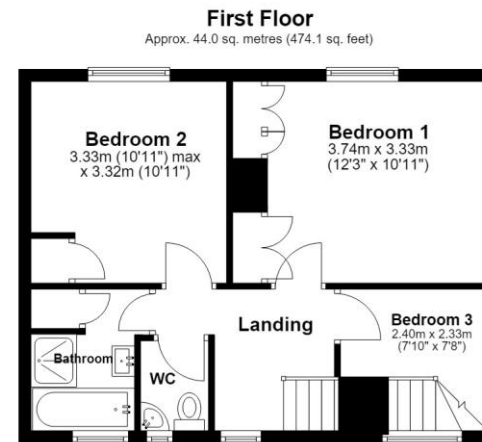
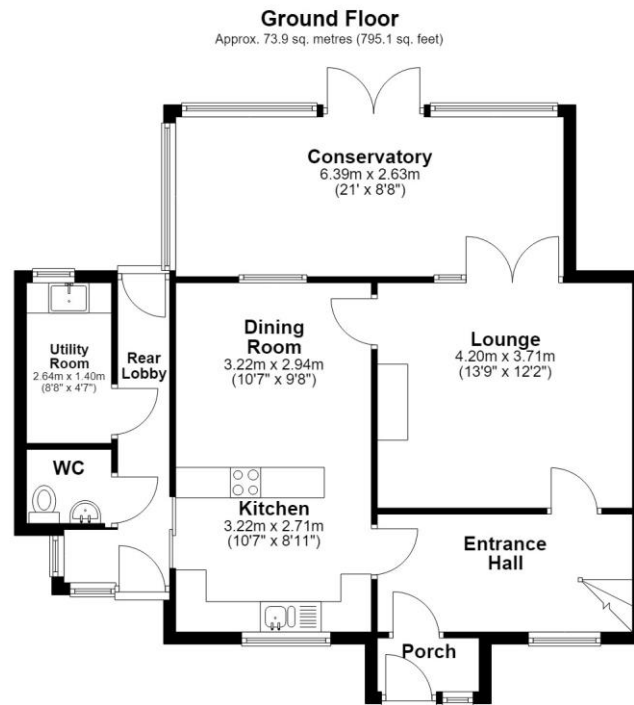
Family Bathroom: A three-piece suite comprising a bath, shower enclosure and pedestal hand wash basin, along with an airing cupboard, tiled walls, and opaque window to the front aspect.

Separate WC: A two-piece suite comprising a low-level WC and hand

wash basin, along with a window to the front aspect.

Outside – Rear: The good-sized garden is laid to patio with shrubs, two wooden sheds, access to the garage which has parking in front, and the garden is fully enclosed by fencing.

Detached Garage: 15'9" x 8'2" (4.8m x 2.5m) Up and over door with power and light connected.



Total area: approx. 117.9 sq. metres (1269.2 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: D

Council Tax Band: B



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