



Palmer & Partners

Bristol Hill, Shotley Gate, Suffolk, IP9 1PU
Offers in excess of £400,000



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- Extended Detached House
- Stunning Estuary Views from Rear
- Five Bedrooms
- Two Separate Reception Rooms
- Bathroom & En-Suite Shower Room
- Car Port & Ample Off-Road Parking
- Heating Swimming Pool to Rear
- Converted Detached Garage
- Brick-Built Shed in Rear Garden



Situated in one of Shotley Gate's most prestigious roads of Bristol Hill next to the estuary, lies this nicely presented five bedroom detached house which occupies a good size plot and has been extended to create a wonderful family home with ample off-road parking, car port, and heated swimming pool. The sweeping driveway provides off-road parking for four / five cars and to the side is a large hardstanding which is large enough to accommodate a caravan or boat, perfect for a sailing enthusiast! The house sits on an elevated position offering stunning views across the estuary and benefits from 7KW electric car charging point, LPG gas central heating with large combi boiler, and rear garden which houses the

converted detached garage, brick built shed, and swimming pool. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises front porch; entrance hall; dual aspect dining room / snug; kitchen; ground floor cloakroom; extended triple aspect lounge, part of which has a vaulted ceiling; galleried landing; family bathroom; and five bedrooms, one of which has an en-suite shower room, and two of which offer stunning views across the estuary. The peninsular village of Shotley Gate is very popular amongst the boating community and provides a wide range of local village amenities including bus routes, public houses and marina, 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: A wooden five bar gate opens onto a sweeping block-paved driveway which provides off-road parking for four / five cars and wraps around the property on both sides: on one side to the car port, and on the other to the hardstanding where

there is a space for a caravan or boat. The garden is laid to lawn with shrub borders and mature trees, 7KW electric car charging point, and a sunken LPG tank.

Front Porch: Door through to:

Entrance Hall: Window to the side aspect, solid oak flooring, radiator, large coat cupboard with radiator, stairs to the first floor, under stairs cupboard, and doors to:

Dining Room / Snug: 12'1" x 11' (3.68m x 3.35m) Dual aspect with two windows to the side and window to the front, radiator, and a feature fireplace.

Kitchen: 13'2" x 11'9" (4.01m x 3.58m) Fitted with a range of modern eye and base level units, roll edge work surfaces, two inset sink and drainer units, integrated electric oven and



electric hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer and tumble dryer, heated towel rail, pantry cupboard, inset spotlights, two windows to the rear aspect, door opening out to the car port to the side, and door through to:

Cloakroom: Two piece suite comprising low-level WC and ceramic sink with storage beneath, radiator, and obscure window to the front aspect.

Lounge: 22'11" x 12'1" (6.99m x 3.68m) Triple aspect with window to the rear, two windows to the side and patio doors opening out to the rear garden; two radiators; feature fireplace; and part of the lounge has a vaulted ceiling with feature window.

Galleried Landing: Loft access with pull-down ladder, airing cupboard, and doors to the bedrooms and bathroom.

Master Bedroom: 15'3" x 13'10" (4.65m x 4.22m) Window to the front aspect, radiator, loft access, built-in dressing area with wardrobes, and door through to:

En-Suite Shower Room: 9'3" x 6'11" (2.82m x 2.1m) Three piece suite comprising large shower cubicle, low-level WC and pedestal hand wash basin; radiator; part tiled walls; tiled flooring with underfloor heating; and obscure window to the rear aspect.

Family Bathroom: 7'11" x 6' (2.41m x 1.83m) Three piece suite comprising panel enclosed bath with shower over, low-level WC and vanity hand wash basin with storage beneath; radiator;



part tiled walls; and obscure window to the rear aspect.

Bedroom Two: 13'1" x 12'1" (4m x 3.68m) Dual aspect with window to the side and window to the rear offering stunning views across the estuary, radiator, and built-in dressing area with shelving.

Bedroom Three: 12'1" x 11' (3.68m x 3.35m) Dual aspect with windows to the front and side offering stunning views across the estuary, radiator, and built-in study / dressing area with shelving.

Bedroom Four: 9' x 7'11" (2.74m x 2.41m) Window to the front aspect and radiator.

Bedroom Five: 9'3" x 8' (2.82m x 2.44m) Window to the rear aspect offering

stunning views across the estuary, and radiator.

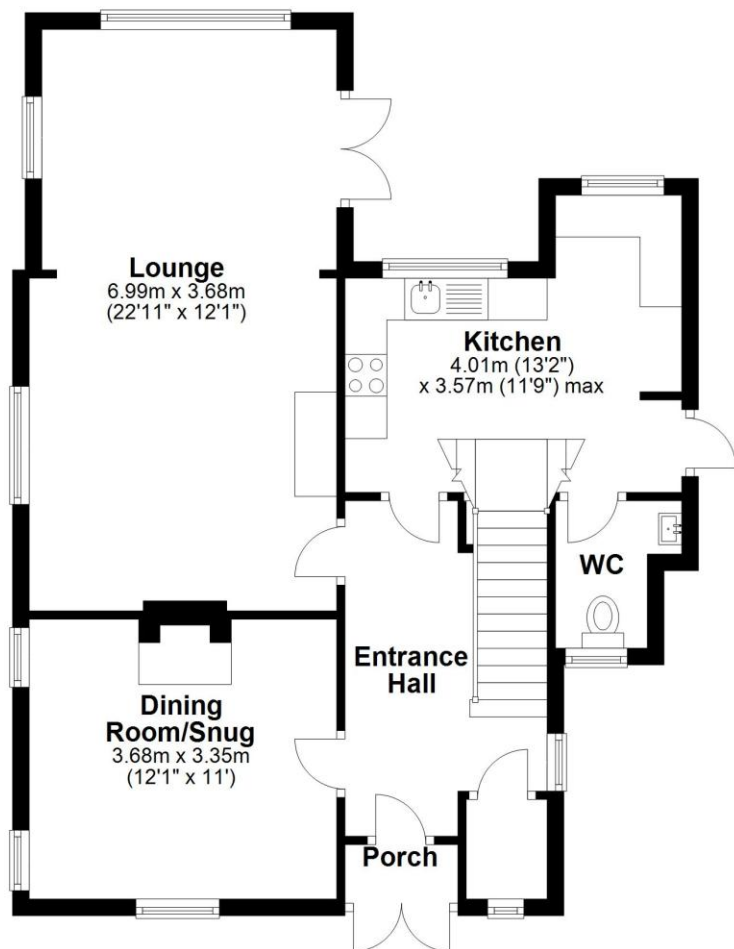
Outside - Rear: The garden is predominantly laid to lawn and well-stocked with mature flowerbeds, shrub and hedge borders, raised decked area for entertaining, brick-built shed, converted detached garage, and built-in swimming pool which is heated by air source heat pump.

Brick-Built Shed: 9'7" x 6'8" (2.92m x 2.03m) This houses the swimming pool pump.

Converted Detached Garage: 20'8" x 8' (6.3m x 2.44m) UPVC double glazed door, double glazed windows to the rear and side, inset spotlights, smooth ceiling, and has power connected. This can be used as a work-from-home office, studio or gymnasium.

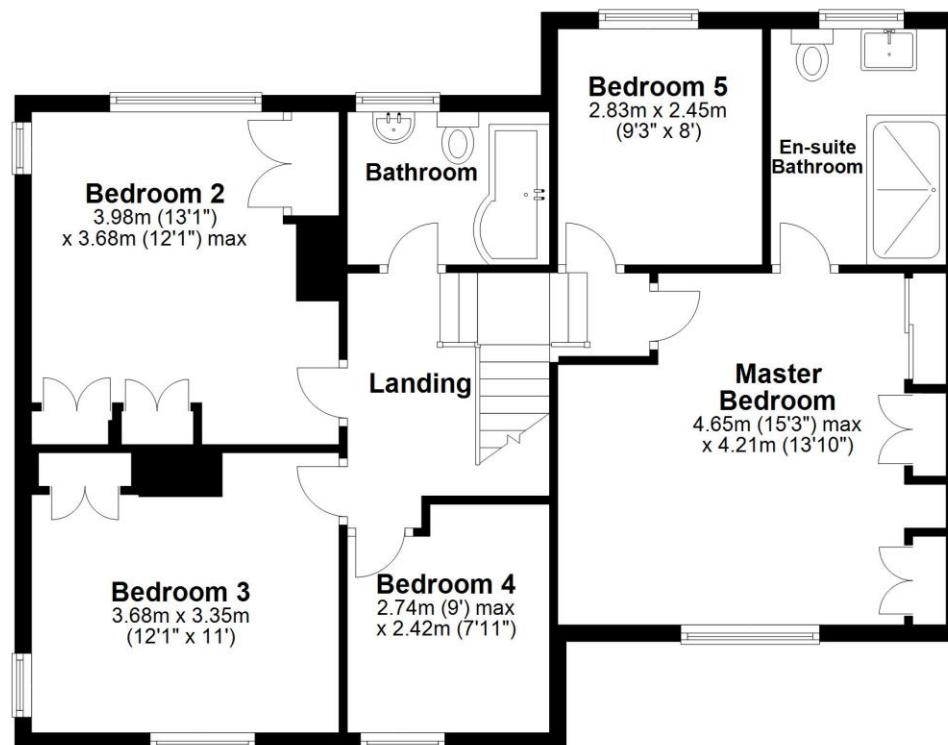
Ground Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



First Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



Total area: approx. 144.3 sq. metres (1553.5 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

5 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: D



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