



Connells

Kirkton Close
Shotley Gate Ipswich

Kirkton Close Shotley Gate Ipswich IP9 1QG

for sale offers in excess of
£475,000



Property Description

This executive style family home is offered to the market for the first time since 2006, and is a former officers house for the HMS Ganges site. 'Shotley Grange' occupies a spacious plot with an unoverlooked rear garden featuring home office/multiuse outbuilding and access to park via a gate to rear. The property offers potential to extend (STPP) and boasts a dual accessed driveway and detached garage with storage buildings to the rear.

The family home offers a contemporary open plan living space throughout the ground floor, refurbished in recent years to a high standard, with four bedrooms, family bathroom and utility space to the first floor. The property has been maintained and tastefully decorated by the current vendors, with high specification features such as parquet flooring and shutter blinds throughout.

Shotley is well known for being a village with a strong sense of community, and offers residents a number of local amenities, including local shop, pubs and restaurants, local vineyard and cafe and takeaways. The village offers river and countryside walks as well as being popular with the sailing and water sports community due to the quick and easy access to the River Stour, the River Orwell, Shotley Marina, as well as two sailing clubs. The village sits just over 10 miles from Ipswich, the county town of Suffolk, providing further shopping facilities, as well as a wealth of restaurants and cafes along the vibrant Ipswich Marina.

Entrance Hall

Wooden Parquet flooring, stairs leading to the first floor with under stairs storage and door giving access to:

Cloakroom

Heated towel rail, radiator, tiled flooring, double glazed window, vanity wash hand basin, w/c,

tiled flooring.

Kitchen

20' 7" x 11' 10" (6.27m x 3.61m)
Tiled flooring, french doors with fitted shutters, integrated dishwasher, integrated washing machine, space for fridge freezer, larder, an array of wall and base level units providing storage and Worktop space, corner carousel units, spotlighting, wash hand basin with mixer spray tap inset in work surfaces, cookmaster range double oven (brand new) with extractor and access too:

Dining Area

15' 2" x 12' 9" (4.62m x 3.89m)
French doors with fitted shutters, radiator, parquet flooring, dual multi fuel burner and spotlighting.

Lounge Area

19' 11" x 11' 10" (6.07m x 3.61m)
Dual multi fuel burner, double glazed window with fitted shutters, radiator, parquet flooring, spotlighting and sliding patio door giving access to the back garden.

First Floor Landing

Double glazed window, bannister, loft access, and radiator.

Bedroom One

15' 4" x 12' 9" (4.67m x 3.89m)
Double glazed window, paneling, radiator, parquet flooring and built in wardrobe providing storage with shelving and railing.

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)
Paneling, spotlighting, radiator and carpeted flooring.

Bedroom Three

11' 10" x 10' 10" (3.61m x 3.30m)
Carpeted flooring, double glazed window and cupboard with built in shelving and railing.

Bedroom Four

8' 11" x 8' 7" (2.72m x 2.62m)
Carpeted flooring and built in cupboards.

Bathroom

Beautiful free standing bath, with in shower unit, spotlighting, tiled flooring, storage cupboard, vanity cupboard, pedestal wash hand basin and low level w/c.

Outside

Off road parking, garage, three outbuildings, large patio area, spacious area to the side of the property providing storage and potential for extension, the remainder is laid to lawn, shrubs and walnut tree and circuit round garden with sockets to front.

Gates to the rear of garden leading to a park with public tennis courts and basket ball area

Home Office

14' 1" x 10' 11" (4.29m x 3.33m)
Potential multi use space, providing power and light and storage.

Garage

Up and over door providing off road parking or storage space.

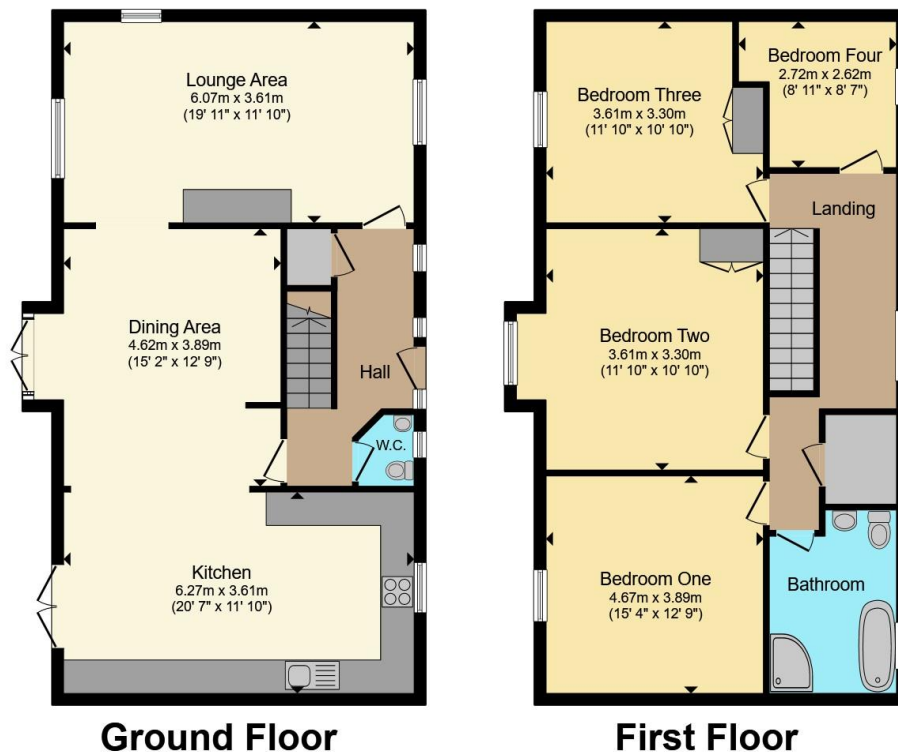
Agent Note

The lawn area that proceeds the front wall of the property is within the title of this property as we have have been advised - please contact agent for title plan.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 152.6 m² (1,643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/ICH313360

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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