



Connells

Childers Close
Shotley Gate Ipswich

Childers Close Shotley Gate Ipswich IP9 1NX

for sale
£270,000



Property Description

Located within a quiet cul-de-sac in the popular village of Shotley Gate, this three-bedroom semi-detached home occupies a generous corner plot and offers spacious accommodation throughout,

To the front of the property there is ample off-road parking for several vehicles, with space that could be well suited to boat or caravan storage. The rear garden is of a good size and backs onto open fields, offering field views from the rooms to the back of the home, and giving the outside space a secluded and unoverlooked feel. The garden is mainly laid to lawn and features a patio area suitable for outdoor seating, with brick built outbuildings offering useful storage space.

Internally the property comprises of lounge complete with a wood burner, with an impressive open plan kitchen/diner to the rear, fitted with contemporary units, a breakfast bar, and a range of integrated appliances. The dining area provides ample space for a table and chairs, with doors leading directly to the rear garden.

The first-floor accommodation offers three well proportioned bedrooms, along with a family bathroom suite,

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 its locality and local sailing club.

Entrance Hall

Understair storage cupboard, wood effect flooring, radiator, door leading to:

Lounge

Wood effect flooring, wood burner, radiator, double glazed window,

Kitchen/Diner

Matching wall and base units, marble effect work surface with breakfast, ceramic hand wash basin with mixer spray tap, inset drainer, tiled splashbacks, electric oven with hob and extractor over, integrated microwave, integrated washing machine, bin store, wood effect flooring, spotlighting, double glazed window, two radiators, media wall, feature light over dining area, patio doors leading to rear garden

Landing

Carpeted, loft access (part boarded with ladder and light), airing cupboard, double glazed window,

Family Bathroom

Walk in shower cubicle, tiled floor and walls, vanity wc, vanity hand wash basin with mixer tap, two double glazed windows, spotlighting, heated towel rail,

Bedroom One

Double glazed windows, built in wardrobes, carpeted, built in wardrobes

Bedroom Two

Carpeted, radiator, double glazed windows, built in wardrobes

Bedroom Three

Wood effect flooring, radiator, double glazed window

Outside

Rear Garden

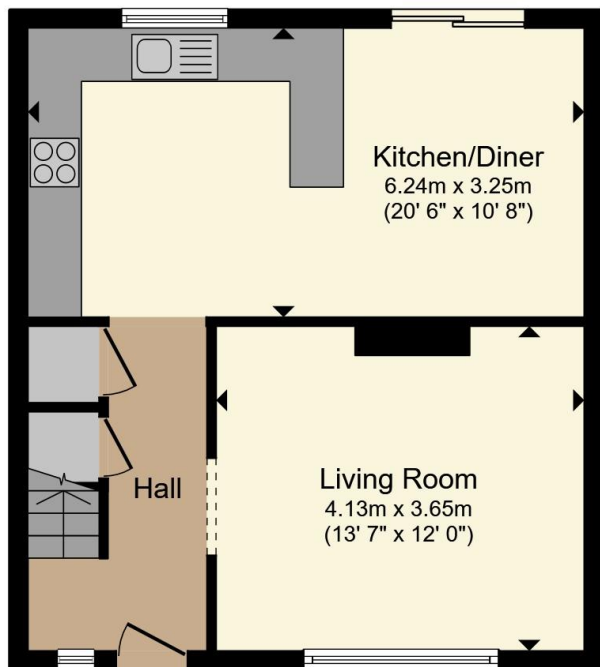
Large patio area, seating area to rear, laid to lawn, brick-built outbuildings with power and light, area to side currently housing trampoline laid with bark,

Outside

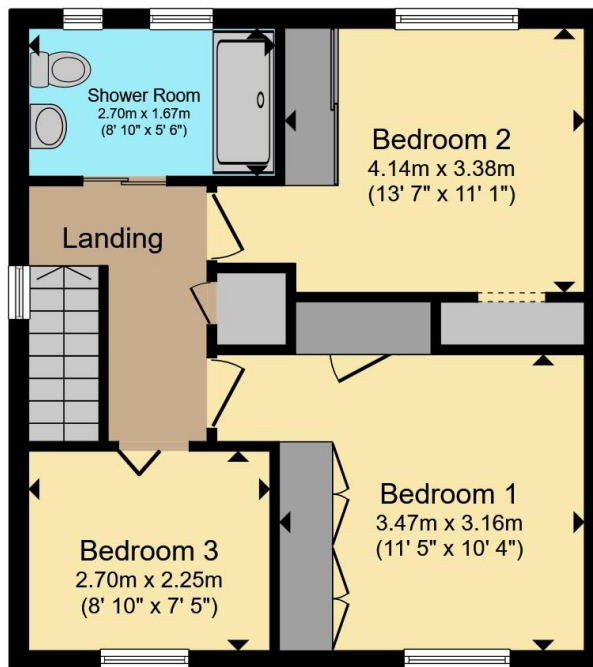
Front Garden & Parking

Dropped kerb providing access to ample off road parking, gate leading to rear garden,





Ground Floor



First Floor

Total floor area 87.4 m² (940 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



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/ICH310599

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH310599 - 0015