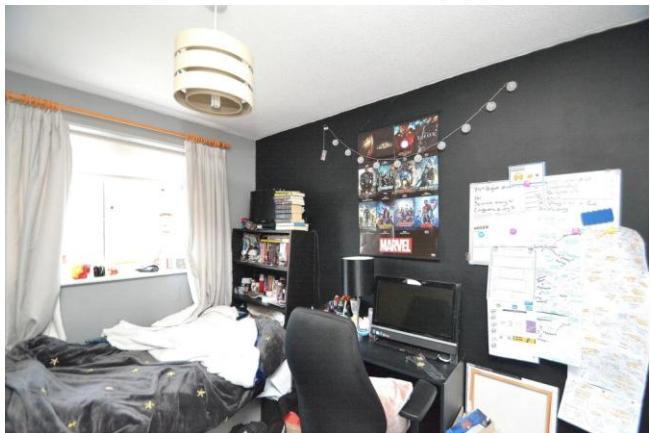


8 Baker Road, Shotley Gate, Ipswich, IP9 1RT



**2 bedrooms**  
**Conservatory**  
**Parking**

**Freehold**  
Guide Price  
**£210,000**  
Subject to contract  
**Close to River Stour**



Situated in the sought after peninsula village of Shotley Gate is this two bedroom semi detached house.

# Some details

## General information

Situated in the sought after peninsula village of Shotley Gate is this two bedroom semi detached house. The property benefits from off road parking, a recently refitted kitchen and bathroom, double glazed windows and electric heating. There is also a portable home office in the rear garden which may be available to purchase by separate negotiation.

Accommodation comprises an entrance hall with stairs to the first floor and door to the sitting room. The sitting room has a window to the front aspect, under stair cupboard and door leading into the kitchen. The kitchen has recently been refitted and has a range of base and eye level units, work surfaces, integrated oven, grill and electric hob. There is space for a fridge freezer and washing machine, door to the conservatory and window overlooking the rear garden. The conservatory has a door to the rear garden and has recently had a timber roof installed.

The first floor landing has doors to all rooms and an airing cupboard. The master bedroom has two windows to the front aspect and a fitted wardrobe. The second bedroom is to the rear and also has a fitted wardrobe. The family bathroom is adjacent has recently been updated and has a white suite of WC, basin and bath with shower over.

## Entrance hall

### Sitting room

13' 9" x 10' 3" (4.19m x 3.12m)

### Kitchen/dining room

13' 0" x 8' 10" (3.96m x 2.69m)

### Conservatory

10' 6" x 6' 0" (3.2m x 1.83m)

## Landing

### Bedroom one

13' 3" x 9' 5" (4.04m x 2.87m)

### Bedroom two

11' 2" x 6' 10" (3.4m x 2.08m)

### Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

## Outside

The front of the property is accessed via a shared drive with a parking space. The front garden is laid to lawn.

The rear garden is enclosed by wooden fencing and is mainly laid to lawn with a patio area. There is a portable home office which may be available to purchase by separate negotiation.

## Location

Shotley Gate is a popular peninsula village which sits on the banks of the River Stour. There are a number of countryside walks and heritage park areas located nearby. The peninsula has a wide range of local amenities including a primary school, local shops and public houses. Ipswich, the County town of Suffolk, is located within reasonable travel distance away as are the A12/A14 trunk roads.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref - 58695SRL

## Directions

Leaving Ipswich town centre in a southerly direction along Wherstead Road, at the roundabout take a left onto the B1456 and proceed under the Orwell Bridge with the River Orwell on the left. Continue along passing through villages of Woolverstone, Chelmondiston and Shotley. Upon entering Shotley Gate take a right into Kitchener Way take the second left into Baker Road where the property can be found at the end of the cul-de-sac.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

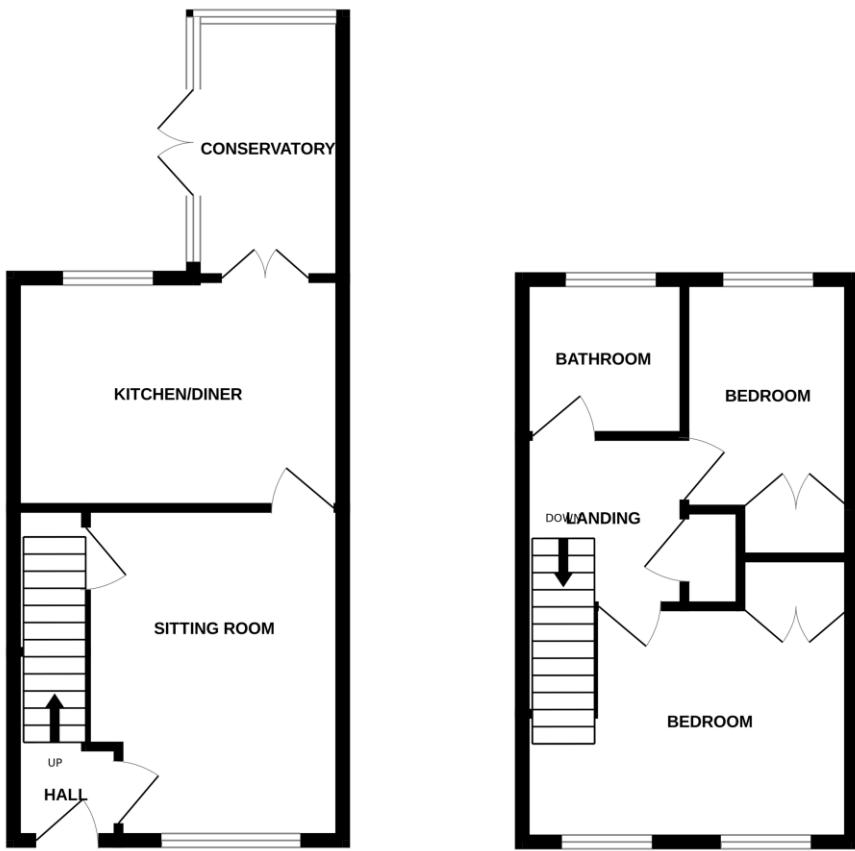
**fennwright.co.uk**

## Viewing

To make an appointment to view this property please call us on 01473 232 700.

## GROUND FLOOR

## 1ST FLOOR



To find out more or book a viewing

**01473 232 700**

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