



**Great Harlings, Shotley Gate, Ipswich, IP9 1NZ**

**welcome to**

## **Great Harlings, Shotley Gate, Ipswich**

This beautifully presented, mid-terraced home has undergone a no-expense spared renovation and boasts an extended lounge/diner, a contemporary kitchen, a modern 1st floor shower room, a loft conversion creating a master bedroom with en suite, a South facing garden and off street parking.

### **Entrance Hall**

Hard tiled, grey wood effect flooring throughout, one radiator, wall papered walls, an understairs storage cupboard, a composite front door and a coat cupboard.

### **Kitchen**

Stunning kitchen, which has been renovated to a very high standard, with hard tiled, grey wood effect flooring throughout, two double glazed windows to the front, contemporary radiators, eye and base level handle less units in high gloss grey with Corian worktop surfaces in white marble effect, an integrated Neff hideaway double oven, which is self-cleaning, with a warming tray underneath, an integrated Neff coffee machine, an integrated fridge/freezer and dishwasher, an inset one and a half bowl sink plus drainer and chrome mixer tap, a boxed in boiler, a water softener, tiled splashback throughout, carousel cupboards, a walk in pantry, a wine fridge, a pull out larder, a large breakfast bar with storage under and ample seating space, making this the perfect place for entertaining!

### **Lounge/Diner**

This extended room is the hub of this home and boasts sliding doors with fitted shutters leading to the rear garden, creating an excellent inside/outside entertaining space, wood effect flooring throughout, radiators, TV point and a wall papered wall.

### **First Floor Landing**

Double glazed window to the front, carpet flooring, one radiator, an airing cupboard and a wall papered wall.

### **Cloakroom**

Double glazed window to the front, low level WC, a wall papered wall and vanity sink.

### **Shower Room**

Beautifully presented bathroom with double glazed window to the front, a walk in shower with handle less glass enclosure, waterfall showerhead and shower attachment, dual circular, standalone vanity sinks, a black heated towel rail, tiled flooring, spotlights, extractor fan, dual light up mirrors and two shaver points.

### **Bedroom Two**

Double glazed window to the front, carpet flooring, one radiator and a double built in wardrobe.

### **Bedroom Three**

Large bedroom with double glazed window to the rear, carpet flooring, one radiator and two walls of bespoke, fitted, sliding, mirrored wardrobes. This room is currently used as a stunning walk in wardrobe!

### **Bedroom Four**

Double glazed window to the rear, wood effect flooring, a storage cupboard and one radiator.

### **Second Floor Landing**

A Velux window and carpet flooring.

### **Master Suite**

Upon entry to the master suite, you are greeted with a large walkway, wood effect flooring throughout, one radiator, storage in the eaves, a built in wardrobe, double glazed window to the rear, a door to the en suite and a dressing room with wood effect flooring, a wall papered wall and a Velux window.

### **En Suite**

A Velux window, part tiled walls, a wall papered wall, a standalone bath with central standalone chrome mixer tap and shower attachment, enclosed WC with matching vanity sink, one radiator, spotlights and extractor fan.

### **Outside: Front Garden**

Well-presented front garden with a large driveway, providing off street parking, raised brick planters, shingle areas with stepping stones leading to the front door and side access, an EV charger and an outside light.

### **Rear Garden**

Beautifully landscaped, South facing rear garden, which is mainly paved, with a large shed with power, an outside tap and light, a raised decking area, a gate leading to the rear, where there is a car parking area, a rear and side access via a tunnel terrace with a power outlet and a further gate.

### **Property Info:**

\*Boiler installed in 2021

\*Electrical work & new fuse board in 2021

\*All windows fitted in 2017, except the loft

\*New front & rear door in 2024



**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 143.1 m<sup>2</sup> (1,541 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](http://www.propertybox.io)



welcome to

Great Harlings,

Shotley Gate, Ipswich

- Complete onward chain
- No-expense spared renovation throughout
- Three large double bedrooms & one good-sized single
- Contemporary kitchen with fitted Neff appliances
- Beautiful South facing rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£330,000**



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