

Queens Road, Erwarnton, Ipswich



MARKS & MANN



- SOUGHT AFTER VILLAGE LOCATION OF ERWARTON
- NHBC WARRANTY UNTIL 2031
- AIR SOURCE HEAT PUMP
- GROUND FLOOR CLOAKROOM
- CART LODGE & PARKING TO REAR

- BUILT 2021
- OPEN PLAN KITCHEN / LIVING / DINING
- UNDERFLOOR HEATING IN OPEN PLAN LIVING AREA & BATHROOM
- WONDERFUL VIEWS ACROSS ESTUARY FROM FRONT
- LOVELY FIELD VIEWS FROM REAR



Queens Road, Erwarnton, Ipswich

The Nest is a stunning, beautifully appointed three bedroom semi-detached home, situated in the much sought after village of Erwarnton, built in 2021 to an exceptionally high standard, this stunning home comes with a fully enclosed rear garden, views across the estuary from the first floor, cart lodge providing one parking space with space for another car in front, Accommodation comprises entrance hall, cloakroom, study, stunning open-plan kitchen/sitting/dining room with integrated appliances, three bedrooms with an ensuite shower room to bedroom one and a family bathroom. As agents, we recommend the earliest possible viewing to fully appreciate the setting and quality.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£385,000

Queens Road, Erwarnton, Ipswich

Queens Road, Erwarnton, Ipswich

Entrance hall

Doors to the cloakroom, study and open-plan kitchen/sitting/dining room.

Cloakroom

Two piece suite comprising low-level WC and hand wash basin.

Study

2.89m x 1.94m (9' 6" x 6' 4")
Window to the front aspect.

Stunning open-plan kitchen/sitting/dining room.

Kitchen area

5.56m x 2.74m (18' 3" x 9' 0")
Fitted with an extensive range of contemporary eye and base level units with solid oak work surfaces; inset sink and drainer; integrated washing machine, dishwasher, double oven and hob with extractor hood over; inset spotlights; windows to the front and rear aspects; and is open plan into:

Sitting area

4.19m x 4.09m (13' 9" x 13' 5")
Stairs to the first floor and is open plan into:

Dining area

3.45m x 2.72m (11' 4" x 8' 11")
Windows to the side and rear aspects and French doors opening out to the rear garden.

First floor landing

Doors to all three bedrooms and the family bathroom.

Bedroom one

3.44m (max) x 3.52m (11' 3" (max) x 11' 7")
Two windows to the rear aspect, built-in wardrobes, and door through to:

En-suite shower room

2.32m x 2.04m (7' 7" x 6' 8")
Fitted and modern three piece suite comprising large shower cubicle, low-level WC and hand wash basin; window to the rear aspect.

Bedroom two

3.42m x 2.29m (11' 3" x 7' 6")
Window to the front aspect.

Bedroom three

2.25m x 2.06m (7' 5" x 6' 9")
Window to the front aspect.

Family bathroom

2.04m x 1.83m (6' 8" x 6' 0")
Fitted and modern three piece suite comprising panel enclosed bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath; tiled splash backs; and obscure window to the front aspect.

Outside

The garden is predominantly laid to lawn with patio area, and comes with 17ft cart lodge offering one parking space with space for another car in front.

Cart Lodge

5.38m x 3.07m (17' 8" x 10' 1")

Important information

Tenure - Freehold
Services - we understand that electricity, surface water to soakaway, foul via communal treatment unit. Air source heat pump with underfloor heating downstairs.
Council tax band C.
EPC rating B.
Our ref: SM.

Location

The pretty Shotley peninsular village of Erwarnton sits on the outskirts of the larger village of Shotley, approximately nine miles south of the county town of Ipswich, which offers direct rail links to London Liverpool Street. Erwarnton village itself has a church and Erwarnton Hall, a Grade II Listed gatehouse, which is a local landmark, whilst the neighbouring villages of Shotley, Holbrook, Chelmondiston and Harkstead all offer an array of local amenities. For those who like the outdoors there are plenty of places to walk or cycle through the beautiful countryside and for the sailing enthusiasts there are marinas at both Shotley and Woolverstone.

Directions

Please use IP9 1LL as the point of destination.

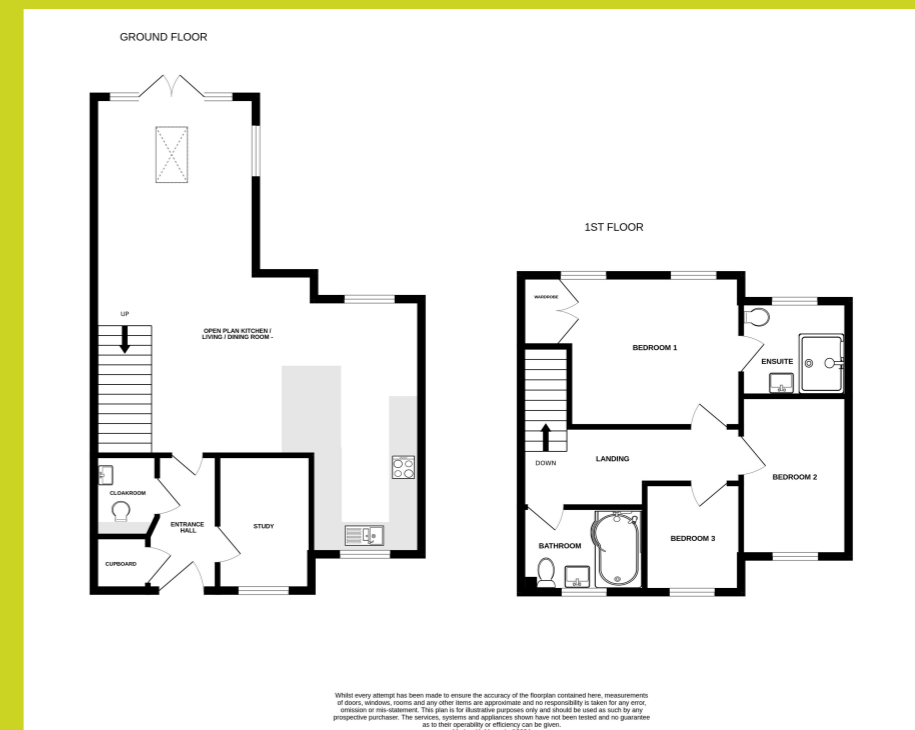
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.



The above floor plans are not to scale and are shown for indication purposes only.

