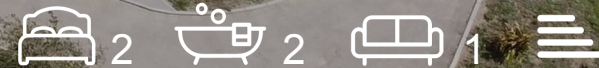




1 Shotley Country Park, Gate Farm Road, Ipswich, IP9 1QH

Prices from £220,000





SHOTLEY
COUNTRY
PARK

Prices from £220,000

1 Shotley Country Park, Gate Farm Road Ipswich, IP9 1QH

Starting from £220,000 select from available homes.

Shotley Country Park, located at Shotley Gate, just 10 minutes from the centre of Ipswich and within close proximity to Shotley Marina, this brand new park, offers superb views of the Orwell/Stour estuary and is a haven of peace and tranquillity. On the Essex/Suffolk border, Shotley is a picturesque village with around 2,500 residents and a strong community feel. That's why it's been named Suffolk village of the Year.

The wonderful views alone make Shotley a marvellous destination but add the history and culture gained from its two war cemeteries at St. Mary's Church and the HMS Ganges museum at Shotley Marina make the many walking routes a wonderfully interesting place to explore. Though a sailors paradise the wildlife holds its own with Shotley being the first destination of Suffolk to receive the Walkers are Welcome accreditation meaning most pubs, restaurants attractions welcoming to you and your muddy boots, perfect for sitting and watching the boats sail by as you partake in the local ales.

The site owners renowned for their high standards and ground breaking designs, offer a diverse range of Luxury homes from one of their partnership manufacturers, to suit your every need. Their homes typically offer around 800sq ft of modern living space, full with all the integrated appliances one is accustomed to in a modern home. All designed and constructed by teams of experienced craftsmen. Working in hand with some of the leading Park Home manufacturers in Europe, we offer exceptional energy efficient homes with eco-friendly appliances.

Take the stress away with part exchange. The site is also offering clients a simple and fair deal on their existing property, facilitating a fast and easy move which won't fall through and can be timed to work on your timescale. It's not surprising that almost 90% of their Home owners take advantage of their part- exchange plan

Please contact Stevenson Coward Property Consultants



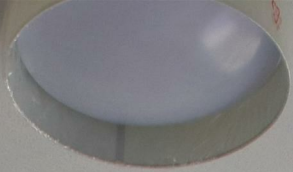
Lounge	15'4" x 10'8" (4.695 x 3.253)
Diner	6'4" x 8'10" (1.939 x 2.702)
Kitchen	11'4" x 7'11" (3.456 x 2.415)
Master Bedroom	8'7" x 12'11" max (2.64m x 3.94m max)
Ensuite	5'7" x 6'6" (1.723 x 1.995)
Bedroom Two	9'1" x 10'0" max (2.778 x 3.067 max)
Bathroom	5'10" x 6'6" (1.784 x 1.991)





Directions





Floor Plans



Location Map



Energy Performance Graph

Viewing

Please contact our Ipswich Office on 01473855113 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.