



Jackson & Co



## Abbott Way

Holbrook, Ipswich, IP9 2FF

Asking Price Of £485,000

Jackson & Co are proud to present this stunning four-bedroom detached family home nestled in the charming village of Holbrook, on the picturesque Shotley Peninsula, a short distance from Ipswich town center.



# Property Features

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- Modern family home
- Garage & driveway
- Spacious living accomodation
- French door leading to the rear garden
- High specification kitchen with built in appliances
- Four generously sized bedrooms, providing plenty of space for the whole family
- Gas central heating & UPVC double glazed throughout
- Must view!

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## FULL DESCRIPTION

This property comprises of the entrance hall that welcomes you with tiled flooring, leading to a lounge with french doors, a natural light filled dining room, and a modern kitchen/diner equipped with integrated appliances.

Upstairs, the first floor landing leads to four well-appointed bedrooms, including a master bedroom with dual aspect windows and an en-suite shower room. The family bathroom boasts a luxurious panel bath and contemporary fixtures.

Outside, the property offers off-road parking for multiple vehicles, a single garage, and a beautifully landscaped rear garden with a BBQ area. This home is a true gem for those

seeking comfort and style in a tranquil village setting.

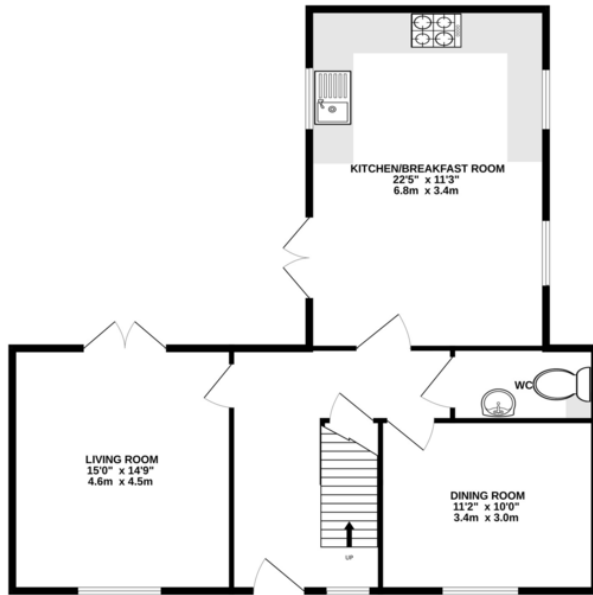
## LOCATION

Holbrook is a picturesque village, known for its rural setting and historic architecture. Holbrook offers a peaceful atmosphere and is surrounded by beautiful countryside, making it a charming place to live.

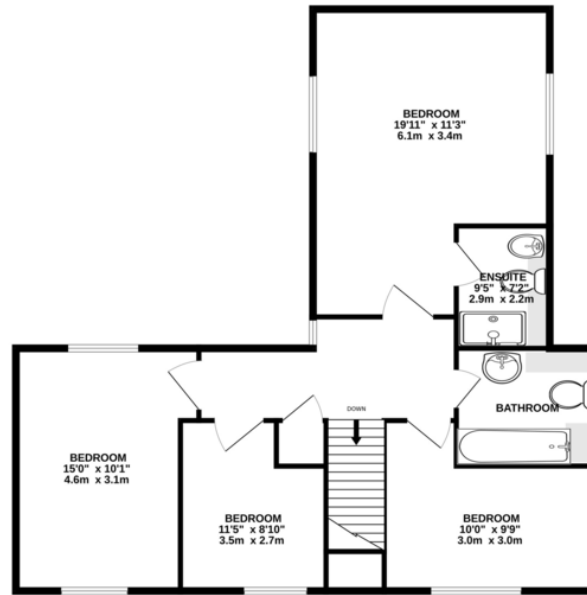




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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