





The Street, Holbrook, Suffolk  
£425,000

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- Contemporary Two Bedroom, Chalet Bungalow
- CHAIN FREE
- Rare, High Demand Location
- Solar Panels & Air Source Heat Pump
  - Modern Fitted Kitchen
  - Double Bedrooms
- Family Bathroom with Shower Over Bath
  - Master Bedroom with En-Suite
- Large Driveway with EV Charging Point
  - Potential to Add Second Floor



Grace Estate Agents are delighted to be offering this CHAIN FREE stunning property nestled within its own plot on the edge of the Suffolk village of Holbrook situated between the River Orwell and the River Stour.

## LOCATION

The location is very peaceful with all elements of nature on the doorstep and miles of public footpaths and woodland walks. Alton Water can be reached on foot in 10 minutes and the beautiful Holbrook Creek a 5 minute drive. There is a local co-op, butchers, primary school and doctors surgery in the village. The Suffolk Foodhall and Freston Boot pub are a 5 minute drive and Pin Mill an area of outstanding natural beauty a 10 minute drive. Manningtree station only being 12 mins drive and fast services to London in under 1 hour





## THE PROPERTY

Upon entering the property you are greeted with a large stylish open-plan living and dining area with wooden floors throughout. The kitchen offers a large island with breakfast bar and integrated fridge freezer, double oven, microwave and dishwasher. The living area is spacious and modern with a large vaulted ceiling and bi-folding doors flooding the room with natural light. The doors open out onto a large south-facing patio with a decked area, surrounded by trees, ideal for outdoor dining. The property is flanked by a lawned area.

There are two spacious double bedrooms, one with an en-suite shower room. There is a large bathroom with a bath and shower. There is potential to extend upwards above the bedrooms to create a third bedroom. There is underfloor air-source heating throughout with solar panels and battery storage providing energy efficiency.

## OUTSIDE

The large shingle driveway leads to the property. EV charging points gives the property a modern touch. There is a lawned area to the front and a flower bed adding some greenery and curb appeal.

The south facing rear garden is perfect for entertaining. There are two patio areas, one leading from the property itself and the other a raised area. A dwarf wall divides these two areas.

The remaining garden is laid to lawn.

## HALLWAY

Light and airy hallway leading through to living and sleeping accommodation. Oak Veneer flooring with underfloor heating.





**LIVING/KITCHEN/DINING ROOM**

25'7" x 20'2" (7.80 x 6.16)  
This contemporary modern style open plan kitchen features a range of wall and base units together with worktops over. the central island with matching cupboards and work top together with an integrated sink completes the look

There are a range of integrated appliances including fridge/freezer, dishwasher, microwave oven and hob. There is also an extractor fan with lighting.

The high vaulted ceiling provides the lounge/dining/kitchen with a light and airy feel.

Underfloor Heating via Air Source Heat Pump.

The room flows through to a living area with oak veneer flooring and underfloor heating. Bi-fold doors lead out to the south facing garden onto the patio area

**BATHROOM**

10'4" x 6'2" (3.16 x 1.88)  
This modern contemporary bathroom is fully tiled throughout, underfloor heating via air source heat pump provides extra comfort.

The bathroom comprises panel bath with shower over, wall mounted hand wash basin, low level WC and a bathroom unt.

**UTILITY ROOM/BOILER ROOM**

Utility room housing boiler.

**BEDROOM ONE**

tbc (tbc)  
Double Bedroom, underfloor Heating via air source heat pump, oak veneer flooring.

**EN-SUITE**

Fully tiled walls and flooring, walk in shower cubicle, low level WC, underfloor heating.

**BEDROOM TWO**

12'1" x 9'10" (3.69 x 3.01)  
Double bedroom, underfloor heating via air source heat pump, oak veneer flooring.













GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This data is for guidance 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 is made as to their operability or efficiency for the future.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   | 79                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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