



Holbrook
£180,000

Description

Nestled in the heart of a charming Suffolk village, this detached, single-storey property presents a rare opportunity for those taking their initial step onto the property ladder, savvy downsizers, keen investors, or developers looking for a project with potential. With its inviting entrance lobby, the home ushers you into a world of cosy living, showcased by a bright sitting room complete with a vaulted ceiling and a warming wood burner - perfect for those cooler evenings.

This delightful residence also offers a functional kitchen, two well-proportioned bedrooms, and a convenient bathroom, ensuring all the essentials are covered. The property's character is further enhanced by two quaint courtyard garden areas, offering a serene escape or a delightful space for entertaining. Additionally, a useful garden shed provides ample storage for outdoor equipment.

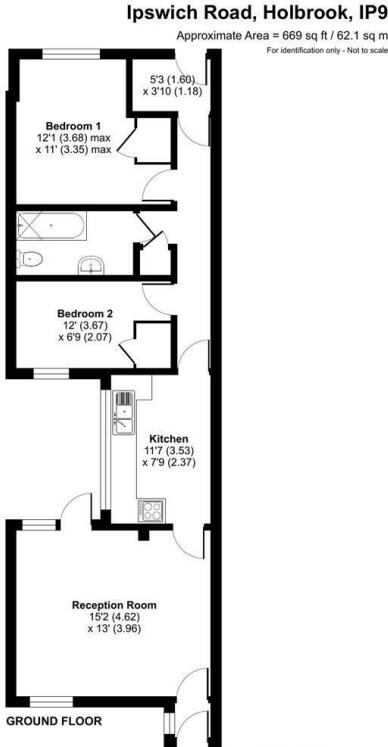
Off-road parking to the front adds to the practicality of this cottage, while its prime location ensures you are never far from local amenities and the vibrant community life. With its undeniable potential and the possibility of redevelopment (subject to planning permission), this property could be the canvas for your dream home or the next lucrative addition to your investment portfolio.

LOCATION:

Holbrook is a picturesque village in Suffolk, offering a peaceful rural lifestyle with excellent connections to nearby towns. Located near the scenic Shotley Peninsula, it provides beautiful countryside views, access to the River Stour, and a strong sense of community. The village has a friendly atmosphere, with local amenities including shops, pubs, and outdoor spaces for walking and recreation.

Despite its tranquil setting, Holbrook has great transport links. It is a short drive from **Ipswich**, where direct trains to **London Liverpool Street** take around an hour. The **A12** and **A14** roads provide easy access to Colchester, Cambridge, and beyond, while local bus services connect Holbrook to surrounding areas. This makes it an ideal location for those seeking a balance between countryside living and convenient travel.

Agents notes:
Tenure - Freehold / Council tax - Band B
Services - Mains Electric/Water/Drainage
Heating - Radiators via Oil boiler
Mobile Availability - 02 & Vodafone is Likely
Broadband Availability - Superfast is available



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Chamberlain Phillips. REF: 1269831



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