



Abbott Way, Holbrook
£325,000

Holbrook

Nestled in the tranquil heart of the picturesque village of Holbrook lies a stunning semi-detached home, perfect for first-time buyers, those seeking a peaceful retreat for downsizing, or even as a charming holiday home away from the bustle of city life. This property is part of the highly acclaimed Admirals Quarter, a development of only 78 homes inspired by the historic elegance of the nearby Royal Hospital School.

One of only four exclusive homes, this delightful residence boasts a contemporary design, seamlessly blending comfort with a touch of luxury. The house presents three generously sized bedrooms, with the master bedroom offering the added indulgence of an en-suite shower room and built-in wardrobe space. The sense of spaciousness is further enhanced by the dual-aspect sitting room, which is bathed in natural light and features patio doors that open out onto a serene garden, inviting the beauty of the outside in.

The heart of the home is the dual-aspect kitchen/dining room, complete with a charming bay window. It's a space designed for both the culinary enthusiast and the entertainer, equipped with an integrated double oven, fridge/freezer, washing machine, and dishwasher, ensuring that every convenience is at your fingertips.

Functionality is paired with sophistication throughout, including a handy ground-floor cloakroom and an elegant family bathroom to cater to all your needs. The home further benefits from solar panels and the privacy of an enclosed garden, perfect for alfresco dining or simply to relish the calm of the countryside.

Completing the ensemble is a detached garage coupled with a driveway, offering ample off-road parking. This gem, set in a community known for its scenic walks and outstanding local amenities, is an opportunity not to be missed by those who dream of a life graced with both tranquillity and convenience.



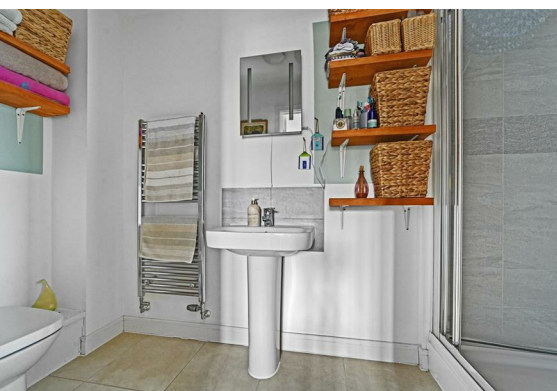


- SOUGHT AFTER VILLAGE
- SEMI DETACHED HOME
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- CLOAKROOM, EN-SUITE & FAMILY BATHROOM
- DETACHED GARAGE AND DRIVEWAY
- REMAINDER OF NHBC WARRANTY



LOCATION:

One of the most sought after villages within Suffolk, Holbrook is a thriving village within the Shotley peninsula standing between the banks of the Rivers Stour and Orwell. The village has a public house, butchers, church, doctors surgery, Co-op store incorporating the Post Office and a village hall. The area is served by a pre-school playgroup, primary school and Holbrook Academy, which shares a site with the Peninsula Sports Centre.



In addition to a primary and high school, Holbrook is home to the Greenwich Trust's Royal Hospital School, with Ipswich High School in the nearby village of Woolverstone. This quiet rural Suffolk retreat hosts various community events and offers many countryside walks. Sailing facilities can be found at the nearby Alton Water and Woolverstone Marina approximately five miles distant from Ipswich, as well as Fox's Marina in Ipswich and the popular Heritage Coast.

Ipswich mainline and Manningtree Stations are both easily accessible with services to London's Liverpool Street, as is the A12/A14.

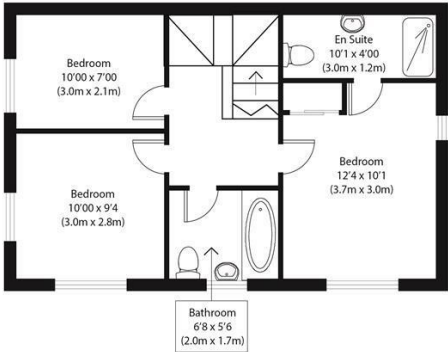
Tenure - Freehold
 Council Tax - Band C
 Services Connected - Mains Electric/Mains Water/Mains Drainage
 Heating - Electric via radiators / Solar Panels
 Telephone & Broadband - 02, Vodafone & EE are likely
 Broadband - Superfast broadband is available
 Estate Charge - An annual development charge is payable currently £209.11 PA



Floor Plan

Approximate Gross Internal Area
Main House 935 sq ft (87 sq m)
Garage 175 sq ft (16 sq m)
Total 1110 sq ft (103 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you as your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.chamberlainphillips.co.uk



Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

