



Holbrook
Guide Price £525,000



Discover the pinnacle of family living with this exceptionally presented detached home, a haven of space and comfort perfect for the modern family. Exquisitely backing onto serene farmland and spread across three generous levels, this residence offers five opulent double bedrooms, each adorned with fitted wardrobes, providing ample storage solutions for all family members.

The principal bedroom is a luxurious retreat, complete with a walk-in wardrobe and a chic en-suite, ensuring a private and peaceful space to unwind. The family bathroom exudes sophistication and, together with an additional top-floor shower room, provides the convenience needed for bustling family life.

At the heart of this home lies a spacious kitchen/dining room, a true culinary delight featuring integrated appliances such as an oven, fridge/freezer, and dishwasher. It's the perfect area for hosting dinner parties or enjoying casual family meals. Air conditioning in the kitchen/dining area and the upper bedrooms guarantees comfort throughout the seasons.

A separate sitting room offers a tranquil space to relax, while the study provides a quiet corner for work or study. The practicalities are taken care of with a utility room and a discreet cloakroom, designed to complement the flow of family living.

Eco-conscious buyers will be impressed by the solar panels that not only reduce the carbon footprint but also generate electricity and a feed-in tariff. The convenience of a single garage and a driveway for off-road parking further enhances the appeal of this distinguished property.

Perfect for families seeking a harmonious blend of luxury, space, and practicality, this residence is a place where memories are waiting to be made.





Holbrook is a sought after village set within the Shotley Peninsula between the Rivers Stour and Orwell. The provides a number of everyday amenities, including a convenience store, a post office, and a doctor's surgery.

There is excellent schooling in the area, including a primary school, a secondary school and the independent Royal Hospital School. Further shopping, leisure and cultural facilities, as well as large supermarkets, can be found in Manningtree or Ipswich town centre about 7 miles away. The Manningtree mainline station only 7.5 miles away offers regular services to London Liverpool Street taking approximately 1 hour. The A12 and the A14 are both within easy reach, providing access to Colchester, Cambridge and the Suffolk Coast. Leisure facilities in the area include sailing at Alton Water and on the Rivers Stour and Orwell.

Agents notes:

Tenure - Freehold / Council tax - Band F

Services - Electric/Water/Drainage

Heating - Radiators via electric boiler

Mobile - All networks are available

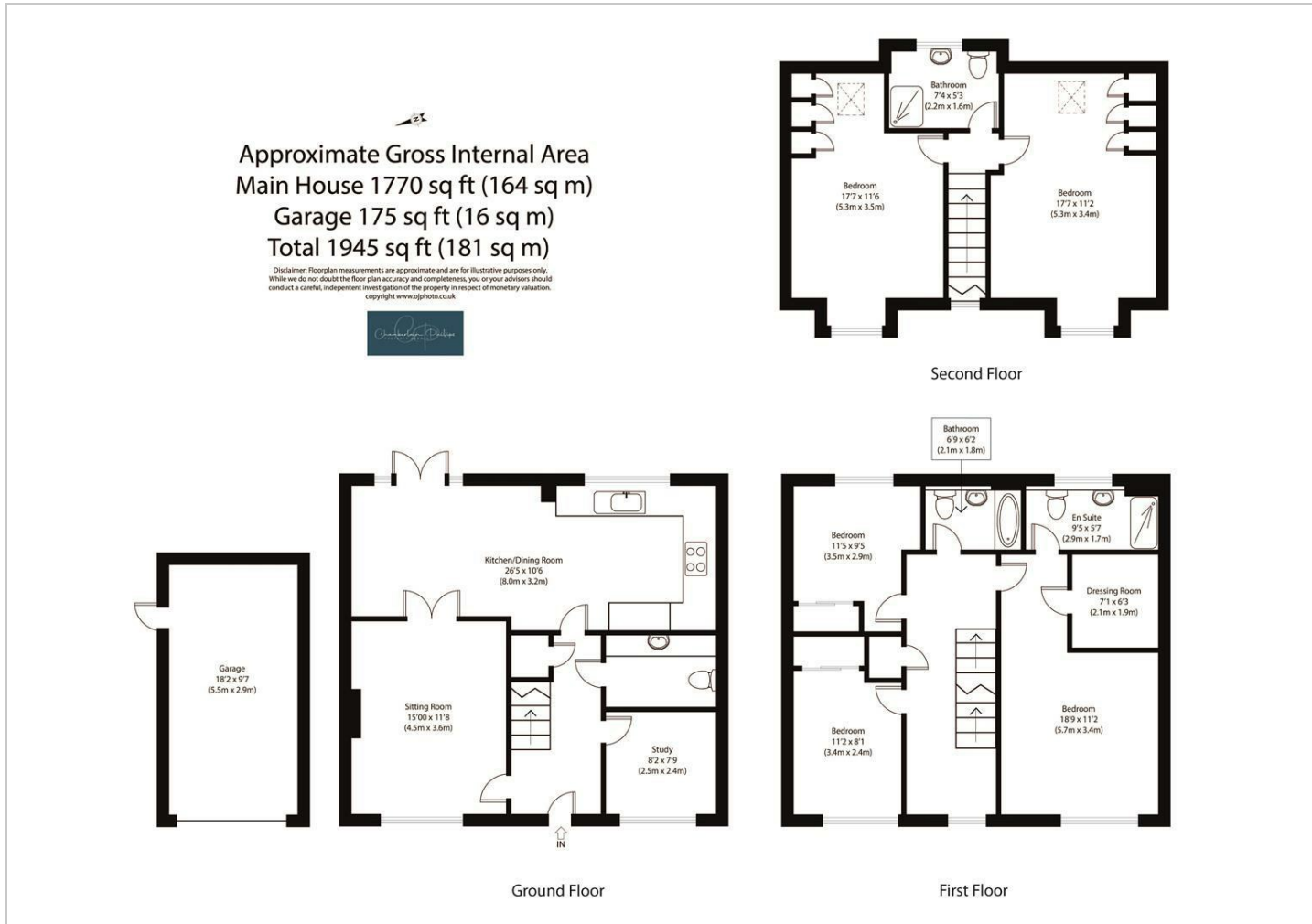
Broadband - Superfast is available

Management Fee - An annual fee is currently payable of £183.84, which has been paid for 2024.

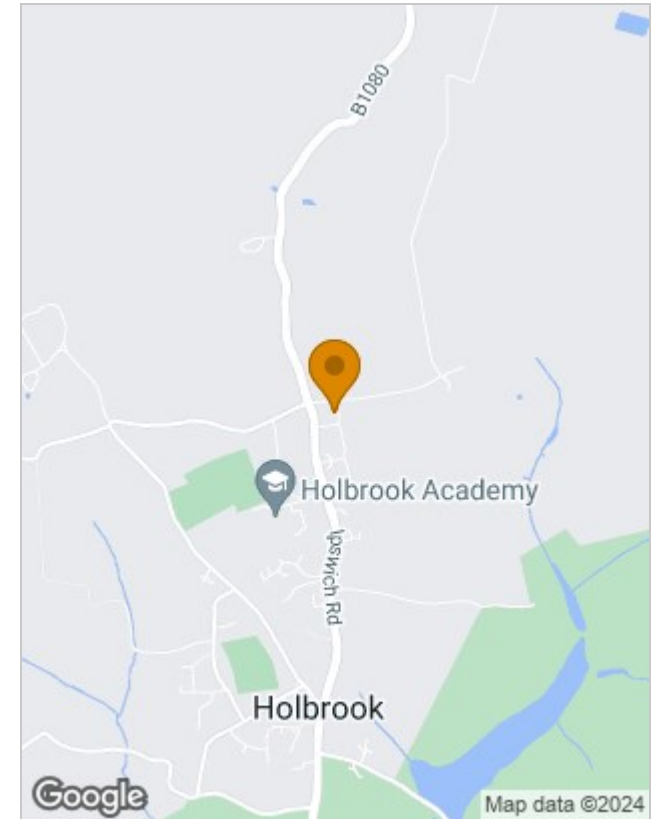




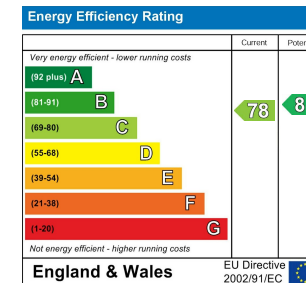
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Manningtree Office on 01206 646479 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.