



16 Ha'Penny Field | Holbrook | Ipswich | IP9 2TS

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**TOWN & VILLAGE**  
PROPERTIES



# 16 Ha'Penny Field, Holbrook, Ipswich, Suffolk, IP9 2TS

*"A spacious & well-presented three double bedroom detached house offering ample off-road parking, attractive front & rear gardens & generous garden room."*

## Description

A spacious and well-presented three double bedroom detached house, located in a tucked away cul-de-sac within the heart of this much sought after Suffolk village.

Other notable benefits include ample off-road parking, single 'half sized' garage with adjoining versatile space, ideal for either a home office or additional storage (with shower room included), proportionate and attractive front and rear gardens and the added benefit of a generous conservatory.

## About the Area

Holbrook is a thriving village within the Shotley peninsula standing between the banks of the Rivers Stour and Orwell. The village has The Swan Public House, a surgery, a 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 Girls 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.

## The accommodation in more detail comprises:

Side door to:

### Entrance Hall

Welcoming, light and airy space with stairs rising to the first floor and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin, cloak hanging space and frosted window to side aspect.

### Lounge Approx 15'11 x 11'4 (4.86m x 3.45m)

With feature inset with multi-fuel stove, window through to conservatory and sliding door to:

### Conservatory Approx 14'5 x 9'7 (4.40m x 2.91m)

With triple aspect windows, French doors to the rear opening onto the terrace and tiled flooring.

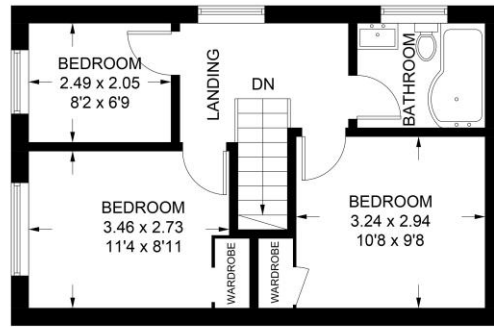
### Kitchen/Diner Approx 13'11 x 10'11 (4.24m x 3.33m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Smeg four ring induction hob with Zanussi extractor over, Smeg oven and grill and dishwasher. Space for washing machine and fridge/freezer. Door to under stairs cupboard, spotlights and

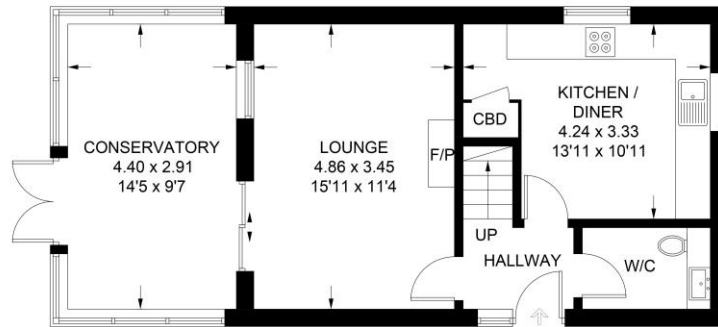


## HaPenny Field

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft



**First Floor 38.5 sq m / 414 sq ft**



**Ground Floor 54.5 sq m / 587 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale.

double aspect windows to the front and side. The kitchen also incorporates a dining area.

### First Floor Landing

With window to side aspect, access to loft and doors to:

### Master Bedroom Approx 10'8 x 9'8 (3.24m x 2.94m)

Double room with window to front aspect and built-in wardrobe.

### Bedroom Two Approx 11'4 x 8'11 (3.46m x 2.73m)

Double room with window to rear aspect, built-in wardrobe and built-in shelving.

### Bedroom Three Approx 8'2 x 6'9 (2.49m x 2.05m)

Double room with window to rear aspect.

### Family Bathroom

White suite comprising w.c, hand wash basin with storage below, P-shaped bath with shower attachment, heated towel rail, tiled walls and frosted window to side aspect.

### Outside

The property is located in an enviable position within this tucked away cul-de-sac and is set slightly back from the road as well as accessed via a private drive, providing ample off-road parking and giving access to the single 'half size' garage. This is fitted with an up and over door and has power and light connected. Adjoining the rear of this is a space converted to further accommodation, incorporating a shower room and loft

room with skylight. This space is ideal for a variety of uses, but perhaps this would lend itself particularly well to a work from home space.

To the rear are proportionate, well-maintained and predominately lawned grounds with a terrace abutting the rear of the property and incorporating two storage sheds and an array of established flower and shrub borders. Of particular note are the attractive and imposing oak trees towards the end of the grounds. The boundaries are defined by fencing for the most part.

### Local Authority

Babergh District Council

### Council Tax Band – C

### Services

Mains water, drainage and electricity. Oil-fired heating.





## Energy performance certificate (EPC)

16 Ha Penny Field Holtbrook IPSWICH IP9 2TS	Energy rating <b>D</b>	Valid until: 3 June 2035 Certificate number: 0310-2377-1560-2105-6171
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Property type	Detached house
Total floor area	74 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

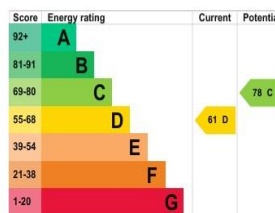
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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