

for sale

£485,000 Freehold



Abbott Way Holbrook Ipswich IP9 2FF

A detached family home situated in the desirable Peninsula village of Holbrook, boasting four bedrooms, large kitchen/diner, three reception rooms, en-suite to master, garage and off road parking. The property sits within a short walk of amenities including local butchers, pub and Co-operative.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Entrance Hallway

Accessed via double glazed entrance door, window to rear, stairs to first floor, radiator and clever closet storage under the stairs.

Cloakroom

Double glazed window to side and comprises of low level w/c, pedestal wash hand basin and spot lighting to ceiling.

Lounge 16' 7" x 14' 9" (5.05m x 4.50m)

Double glazed bay window to front, double glazed french doors to rear, electric fire and radiator.

Family Room 11' 1" x 10' (3.38m x 3.05m)

Double glazed window to front and side and radiator.

Kitchen/Diner 22' 4" x 11' 1" (6.81m x 3.38m)

Double glazed window to rear and further windows to front, double glazed french doors to garden and the kitchen comprises of modern grey fronted units, a breakfast bar, space for a American size fridge freezer, 1 1/2 bowl sink and drainage unit inset in to work surfaces, hob with extractor over, integrated double oven, integrated dishwasher and also washing machine.

First Floor Landing

Double glazed window to rear, airing cupboard with electric boiler which serves the central heating system and radiators

Bedroom One 19' 10" x 11' 10" (6.05m x 3.61m)

Two double glazed windows to side,TV point, radiator, dressing area to side and access to:

En-Suite

Double glazed window to side and comprises of a low level w/c, pedestal wash hand basin, double shower cubicle, heated towel rail and extractor fan.

Bedroom Two 15' x 12' 3" (4.57m x 3.73m)

Double glazed window to front and rear and radiator.

Bedroom Three 11' 3" x 10' (3.43m x 3.05m)

Double glazed window to front and side, loft hatch and radiator.

Bedroom Four 11' 5" x 8' 9" (3.48m x 2.67m)

Double glazed window to front, radiator and storage cupboard.

Family Bathroom

Double glazed window to side and comprises of a pear shaped bath with shower screen, pedestal wash hand basin, low level w/c and towel rail.

Outside

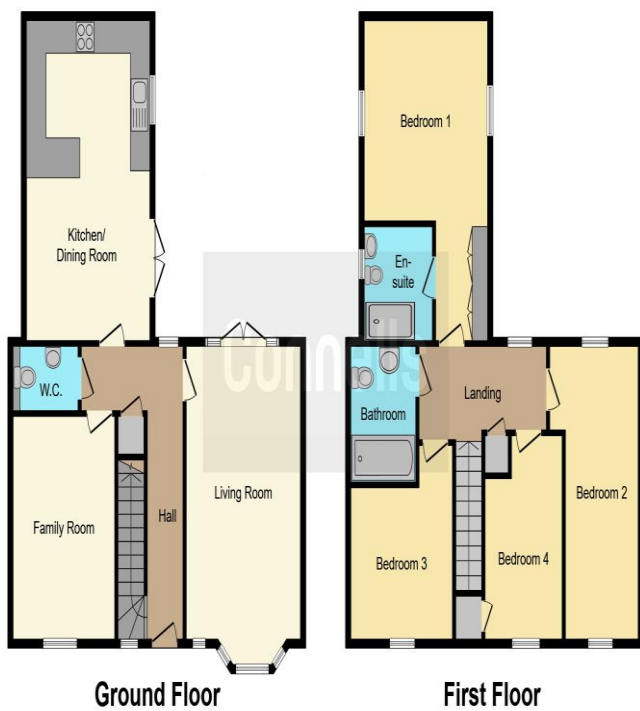
The property is laid to lawn at the front and side has off road block paved parking and turning point leading to the garage with up and over door and has side access leading to the rear garden.

The rear garden commences of a patio area and the remainder is laid to lawn with fencing to boundaries, there is a detached purpose built office with power and light.

Detached Purpose Built Office 8' 11" x 8' 4" (2.72m x 2.54m)

Power & Lighting





To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

Tenure: Freehold

EPC Rating: C

Property Ref: ICH311138 - 0008

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk