



Connells

Sunnydene Ipswich Road
Holbrook Ipswich

Sunnydene Ipswich Road Holbrook Ipswich IP9 2QR

for sale offers in excess of
£485,000



Property Description

An internal viewing is highly recommended on this extended and immaculately presented semi-detached family home located in the village of Holbrook. The accommodation comprises of three bedrooms, three reception rooms, a modern kitchen, ground floor cloakroom and utility, first floor shower room, off-road parking for several vehicles which also leads onto the picturesque generously sized garden perfect for outdoor entertaining with covered decking area, patio area and log cabin with shower room.

The thriving village of Holbrook is one of the most sought after in south Suffolk. There is an active community and a good range of local amenities, including a East of England co-op, a butchers, post office, modern doctors' surgery, pub and sports centre. In addition they also have a well regarded primary and high school and the village is close by to Alton Waters Reservoir which is popular with the walking communities and offers a wide range of water sports and offers great dog walks in surrounding countryside.

Holbrook is located a short distance from Ipswich which has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed composite entrance door, stairs rising to the first floor with storage cupboard under, tiled flooring, smooth ceiling, radiator and doors giving access to:

Cloakroom

Low-level w/c, vanity wash hand basin with

mixer tap and tiled splashbacks, heated towel rail, tiled flooring, smooth ceiling and picture rail.

Snug

10' 10" x 10' 4" max (3.30m x 3.15m max)

Upvc double glazed sash window to front with bespoke shutters, feature panel walls, feature fireplace with tiled hearth and open fire insert, picture rail and smooth ceiling.

Living Room

13' 10" x 11' 4" max (4.22m x 3.45m max)

Upvc double glazed sash window to front with bespoke shutters, brick feature fireplace with lined chimney, radiator, picture rail, smooth ceiling and double doors giving access to the dining room.

Dining Room

12' 4" x 10' 5" (3.76m x 3.17m)

Double glazed bi-fold doors giving access to the rear garden, oak flooring, picture rail, smooth ceiling, radiator and access to:

Kitchen

16' 8" x 8' 9" (5.08m x 2.67m)

Upvc double glazed sash window to rear, feature victorian style sash window letting in an abundance of natural light, double butler style sink with mixer tap inset in oak worktop with a range of wall and base units under and above, space for range style oven with extractor hood over and splashbacks, space for American style fridge freezer, built-in dishwasher, tiled splashbacks, smooth ceiling with inset spotlighting an access to:

Inner Hall

Tiled flooring and doors giving access to:

Utility Room

13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed door to side giving access to the garden, space and plumbing for washing machine, oil boiler, space for tumble dryer, tiled flooring, oak worktop, range of storage cupboards and smooth ceiling with spotlighting.

First Floor Landing

Loft access with a retractable ladder and doors giving access to:

Bedroom One

13' 2" x 10' 2" (4.01m x 3.10m)

Upvc double glazed sash windows to front and rear with bespoke shutters, feature panel wall, picture rail, two built-in double wardrobes, storage cupboard, smooth ceiling, radiator and cast-iron feature fireplace.

Bedroom Two

14' max x 10' 3" max (4.27m max x 3.12m max)

Upvc double glazed sash window to front with bespoke shutters, cast-iron feature fireplace, radiator, storage cupboard and picture rail.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m)

Upvc double glazed sash window to front and side with bespoke shutters, radiator and smooth ceiling.

Shower Room

Upvc double glazed sash window to rear, walk-in shower with independent shower over and rainfall shower head, low-level w/c, pedestal wash hand basin with vanity unit, LED mirrored wall cabinet, smooth ceiling with inset spotlighting, extractor fan, tiled flooring, heated towel rail and part tiled walls.

Outside

To the front of the property there is a driveway which is accessed via a five bar gate, the drive provides off-road parking for several vehicles with the remainder being flat

sleeper flower bed.

There is a gated side access to the rear garden which is well maintained, has a decked patio area with covered pergola, outside power and lighting ,mature trees and shrubs, logs store and access to a range of outbuildings which are:

Storage Area One

10' 4" x 9' 4" (3.15m x 2.84m)

Accessed via double doors, power and lighting

Storage Area Two

9' 5" x 8' 8" (2.87m x 2.64m)

Accessed via wooden door:

Log Cabin

15' 7" max x 9' (4.75m max x 2.74m)

Accessed via entrance door, wood effect flooring , electric panel radiator, two windows to front, window to side, power and lighting and access to:

Shower Room

Fully tiled shower cubicle with independent shower over, low-level w/c, wash hand basin with mixer tap, heated towel rail, wood effect flooring, tiled splashbacks, smooth ceiling with inset spotlighting an extractor fan.

Covered Entertaining Area(bbq)

Accessed via a landscaped stone patio, timber construction comprising of a bar, has outdoor power and lighting, a vaulted ceiling with overhang.

Agents Note

As previously mentioned an internal viewing is highly recommended for this extremely well presented family home.





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

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EPC Rating: E Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: ICH312102 - 0014