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Ipswich Road  
Holbrook Ipswich



### Property Description

An immaculately presented detached family home, situated in the sought after village of Holbrook. The property has been tastefully refurbished throughout by the current owners, and occupies a spacious plot with ample off road parking to front and landscaped gardens to rear, starting with a wrap around patio, followed by laid to lawn and bordered by an array of shrubs and flowers. The ground floor accommodation comprises of entrance hall, spacious lounge with woodburner and bay window, ground floor shower room, bespoke kitchen with island and integrated appliances, dining space with double doors leading to the garden and a garage/utility space. To the first floor there are four bedrooms, the principal bedroom has built in wardrobes and a bay window, a family bathroom and a separate cloakroom for convenience. Amtico flooring throughout the ground floor, bar the carpeted lounge, and bespoke shutters/blinds in the living spaces.

The thriving village of Holbrook is one of the most sought after villages in South Suffolk. There is an active community and a good range of local amenities, including a East of England Co-operative, Butchers, Post Office, Doctors surgery and local pub. There is local primary & high schools, both public and private, and the village is a short walk from Alton Water Reservoir, providing countryside walks, bike rides and a range of watersports activities. The property is also less than 7 miles from both Manningtree & Ipswich railway stations.

### Entrance Hall

Accessed via double glazed entrance door into entrance hall, amtico flooring, radiator and stairs rising to the first floor.

### Living Room

Double glazed Bay window to front, picture rail, radiator, carpeted, wood burner.

### Shower Room

Comprises of a walk in shower unit, low-level w/c, vanity wash hand basin, radiator, amtico flooring,

### Kitchen, Dining & Family Room

Two double glazed windows to rear with bespoke blinds, double doors leading to garden and rear aspect, double glazed window to side, amtico flooring, two radiators and spotlights to ceiling.

Bespoke kitchen with a large island units, with twin ceramic sink and a variety of cupboards, drawers and storage spaces. 120i Everhot (not included with sale and is subject to separate negotiation), Quartz work surfaces throughout, wine fridge, integrated refuse area, integrated NEFF fridge freezer and NEFF dishwasher, large bespoke pantry cupboard with lighting.

### Landing

There is loft access with drop down ladder, radiator and doors giving access to:

### Principal Bedroom

Double Bay window to front with curved radiator, built in wardrobes, picture rail.

### Bedroom Two

Double glazed window to rear, radiator and picture rail.

### Bedroom Three

Double glazed window to rear, radiator, picture rail

## Bedroom Four

Double glazed window to front, radiator, picture rail

## Bathroom

Double glazed window to front, panel bath with shower over, low level w/c, vanity wash hand basin, chrome towel rail, amtico flooring.

## W/C

Double glazed window to rear, low-level w/c, wash hand basin, radiator, amtico flooring.

## Garage

The garage has double doors to front and personnel door to rear, water softener, there is shelving overhead providing storage, and the utility area comprises of the water tank and space for white goods.

## Outside

The front of the property has a shingle driveway providing off-road parking for several vehicles and EV charging point.

The rear garden has side access and comprises of patio area, perfect for alfresco dining, with the majority laid to lawn, bordered by raised beds housing an array of flowers and shrubs. There is a garden shed, and a BBQ area to the rear of the garden. Oil boiler and tank to side.

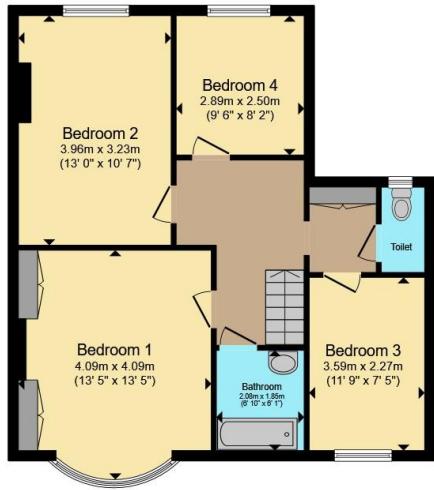
## Agents Note

Nest heating system fitted and included., LED lights throughout.





**Ground Floor**



**First Floor**

Total floor area 160.0 m<sup>2</sup> (1,722 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Tenure: Freehold



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