



Longpiece Fishponds Lane
Holbrook Ipswich



Property Description

An exciting opportunity to purchase this substantial and delightful detached family home located in the sought-after village of Holbrook. The vast accommodation comprises of five bedrooms, three en-suites, three dressing areas, lounge, snug, dining room, kitchen and utility room, reception hall, ground floor shower room, ground floor w/c, first floor family bathroom, off-road parking for several vehicles, there is an expansive garden which has various buildings, including gym/summer house, workshop, two covered patio areas & log store.

Holbrook is a stunning village in south Suffolk, it has 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.

Reception Hall

Accessed via double glazed entrance door, double glazed skylight to front, smooth coved ceiling with inset spotlighting, Victorian style radiator, stairs rising to the first floor, part herringbone style wooden flooring with the remainder being laid to tiles and doors giving access to:

Shower Room

Upvc double glazed window to side, walk-in

shower cubicle, tiled walls, tiled flooring with under floor heating, heated towel rail, extractor fan and smooth ceiling with inset spotlighting.

Cloakroom

Upvc double glazed window to side, cupboard housing wall mounted boiler, low-level w/c, vanity wash hand basin with mixer tap, vertical wall radiator, tiled walls and tiled flooring.

Snug

9' 6" x 9' 10" (2.90m x 3.00m)

Upvc double glazed windows to rear and side with built-in shutters, wood effect flooring and smooth ceiling.

Living Room

18' max x 17' 1" max (5.49m max x 5.21m max)

Upvc double glazed bay window to rear, upvc double glazed window to rear, Victorian style radiator, feature fire surround with multi-fuel burner. Insert LVT flooring, smooth ceiling with inset spotlighting and two USB points.

Kitchen

17' 9" max x 8' 10" (5.41m max x 2.69m)

Upvc double glazed window to side, vertical wall radiator, built-in Lacanche Range Cooker, wine fridge, built-in dishwasher, 1 1/2 bowl sink with mixer tap and waste disposal unit inset into granite work surfaces with cupboards and drawers under and matching above, textured ceiling, smooth ceiling with inset spotlighting and doors giving access to:

Dining Room

13' 7" x 11' into doors (4.14m x 3.35m into doors)

Upvc double glazed window to side, upvc double glazed double doors giving access to the covered patio

area, smooth ceiling with inset spotlighting, tiled flooring giving access to the lounge and access to the kitchen.

Utility Room

17' 1" x 8' 2" max (5.21m x 2.49m max)

Upvc double glazed door giving access to the rear garden, space for American style fridge freezer, tiled flooring, single drainer stainless steel sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, tiled splashback's, two upvc double glazed windows to side, walk-in pantry, radiator, tiled vinyl flooring, space and plumbing for washing machine and space for tumble dryer.

Bedroom One

18' 9" x 14' 9" (5.71m x 4.50m)

Two upvc double glazed window to front with bespoke shutters, two upvc double glazed windows to side with bespoke shutters, smooth coved ceiling with inset spotlighting, air controlled unit, two wall light points and doors giving access to:

Dressing Room

Walk in wardrobe, smooth ceiling with inset spotlighting and vertical wall radiator.

En-Suite

Two upvc double glazed windows to side, walk-in double shower cubicle with independent shower over and rainfall shower head, low-level w/c, double vanity wash hand sink units, under floor heating, smooth ceiling with inset spotlighting, bath with mixer tap and shower attachment, tiled flooring, tiled walls and heated towel rail.

First Floor Landing

Double glazed Velux skylight window to front, Victorian style radiator and doors giving access to:

Dressing Area To Bedroom Two

Smooth coved ceiling with inset spotlighting and doors giving access to:

En-Suite To Bedroom Two

Upvc double glazed window to front, low-level w/c, pedestal wash hand basin with mixer tap, tiled walls, chrome heated towel rail, shower bath with mixer tap and independent shower

over and shower screen, tiled flooring and smooth ceiling with extractor fan.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Upvc double glazed window to rear, radiator, smooth coved ceiling with inset spotlighting and loft access.

Dressing Area To Bedroom Three

Upvc double glazed window to front, a range of built-in wardrobes and cupboards, smooth ceiling, radiator and door giving access to:

Ensuite To Bedroom Three

Upvc double glazed window to side, enclosed w/c in vanity wash hand basin, walk-in shower with rainfall shower head, vertical radiator, tiled flooring, tiled walls and extractor fan.

Bedroom Three

15' 4" x 12' (4.67m x 3.66m)

Upvc double glazed window to side, two upvc double glazed windows to rear, radiator, smooth coved ceiling with inset spotlighting and range of fitted wardrobes.

Bedroom Four

13' 9" x 12' (4.19m x 3.66m)

Upvc double glazed window to rear, two radiators and smooth coved ceiling with loft access.

Bedroom Five

17' 8" x 6' 10" (5.38m x 2.08m)

Upvc double glazed windows to front and side, electric panel radiator and super sloping ceilings with inset spotlighting.

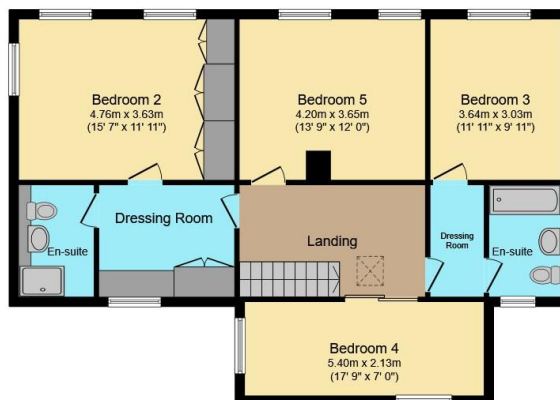
Outside

The property is accessed via a large sweeping driveway providing off-road parking for several vehicles and access to a log store, outdoor lighting, there is access to the extensive garden to the rear of the property, a covered patio area with skylight window to rear, outdoor lighting and tap. There is also a workshop of timber construction with power and light and further cover deck patio area with a another workshop attached. The well-maintained garden is predominantly laid to lawn with robin tree borders.





Ground Floor



First Floor

Total floor area 243.1 m² (2,616 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

Connells



To view this property please contact Connells on

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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: G

view this property online connells.co.uk/Property/ICH312374

Tenure: Freehold



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

Property Ref: ICH312374 - 0007