



Rodwell Close, Holbrook, IP9 2FA

Occupying an attractive position backing onto open farmland, this beautifully presented detached family home offers spacious and versatile accommodation arranged over three floors.

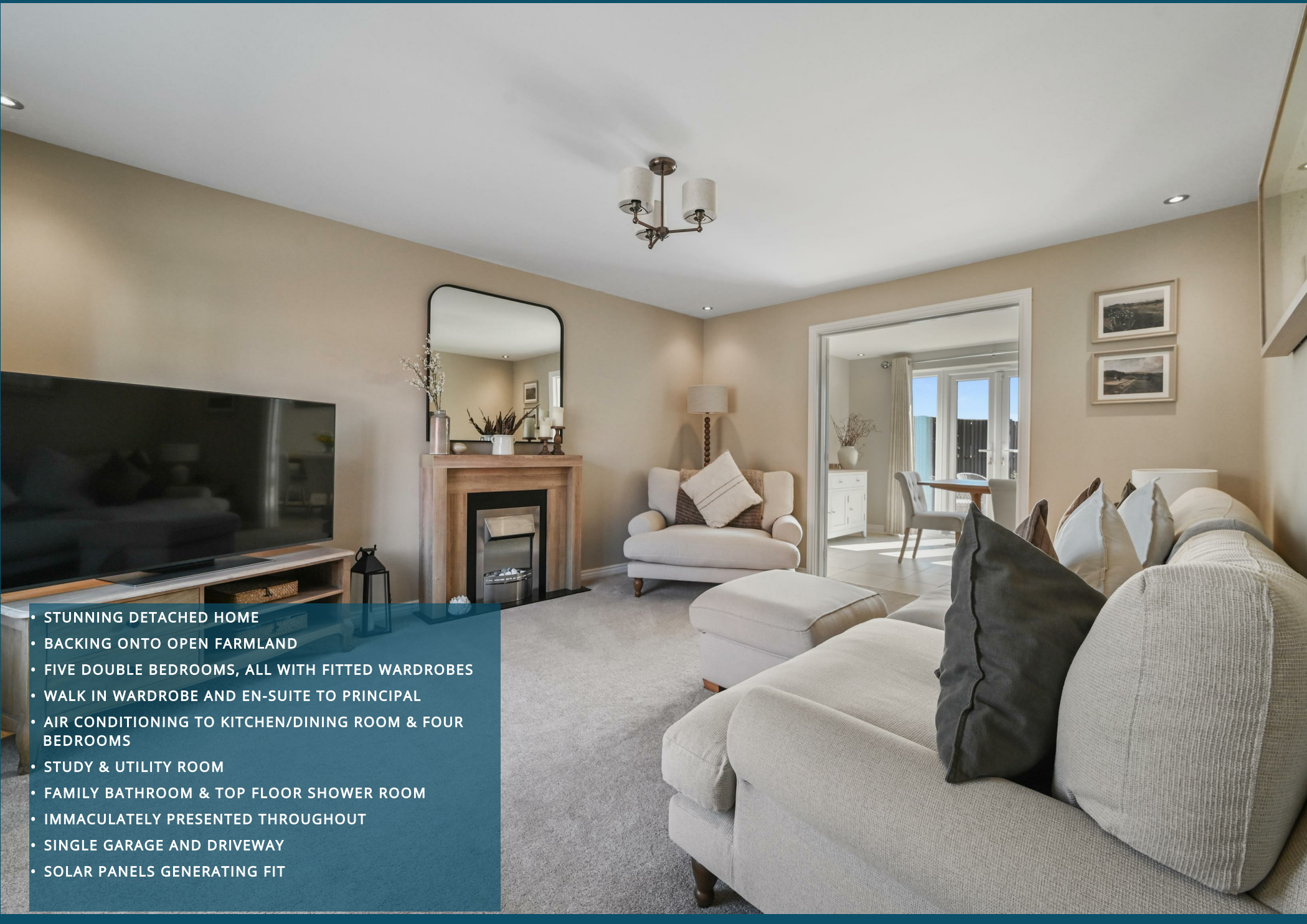
An entrance hall leads to a study at the front of the property, providing an ideal space for home working, a playroom or snug. The generous sitting room features an attractive fireplace, creating a comfortable space to relax, while to the rear is an impressive kitchen/dining room fitted with a range of integrated appliances, including an oven, fridge/freezer and dishwasher, providing an excellent space for both everyday family life and entertaining. A separate utility room and cloakroom add further practicality.

The first and second floors provide five well-proportioned double bedrooms, all benefiting from fitted wardrobes. The principal bedroom is particularly impressive, featuring a walk-in wardrobe and en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom and an additional shower room on the top floor.

Outside, the rear garden enjoys a delightful outlook across open farmland, creating a peaceful setting. To the front, there is a driveway providing off-road parking and access to the single garage.

The majority of the property benefits from air conditioning, providing year-round comfort. Further benefits include solar panels, which generate electricity and provide a feed-in tariff, enhancing the property's energy efficiency.



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- A wide-angle photograph of a bright, modern living room. The walls are a warm beige color. On the left, a large black TV sits on a light-colored wooden console. Next to it is a fireplace with a wooden mantel and a large mirror above it. In the center, there's a white armchair with a patterned cushion. To the right, a large white sofa with several cushions is visible. A doorway in the background leads to a dining area with a table and chairs. The ceiling has a modern chandelier and recessed lights.
- STUNNING DETACHED HOME
 - BACKING ONTO OPEN FARMLAND
 - FIVE DOUBLE BEDROOMS, ALL WITH FITTED WARDROBES
 - WALK IN WARDROBE AND EN-SUITE TO PRINCIPAL
 - AIR CONDITIONING TO KITCHEN/DINING ROOM & FOUR BEDROOMS
 - STUDY & UTILITY ROOM
 - FAMILY BATHROOM & TOP FLOOR SHOWER ROOM
 - IMMACULATEDLY PRESENTED THROUGHOUT
 - SINGLE GARAGE AND DRIVEWAY
 - SOLAR PANELS GENERATING FIT







Property Setting:

Holbrook is a sought after village set within the Shotley Peninsula between the Rivers Stour and Orwell. The provides a number of everyday amenities, including a convenience store, a post office, and a doctor's surgery.

There is excellent schooling in the area, including a primary school, a secondary school and the independent Royal Hospital School. Further shopping, leisure and cultural facilities, as well as large supermarkets, can be found in Manningtree or Ipswich town centre about 7 miles away. The Manningtree mainline station only 7.5 miles away offers regular services to London Liverpool Street taking approximately 1 hour. The A12 and the A14 are both within easy reach, providing access to Colchester, Cambridge and the Suffolk Coast. Leisure facilities in the area include sailing at Alton Water and on the Rivers Stour and Orwell.

Agents notes:

Tenure - Freehold / Council tax - Band F

Services - Electric/Water/Drainage

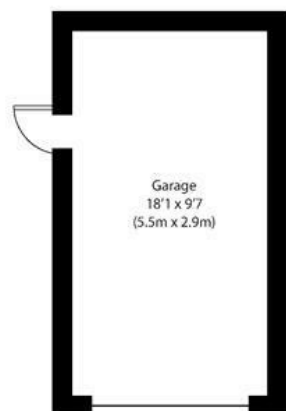
Heating - Radiators via electric boiler

Mobile - All networks are available

Broadband - Superfast is available

Management Fee – An annual management fee is payable, which the current sellers understand to be approximately £200 per annum.



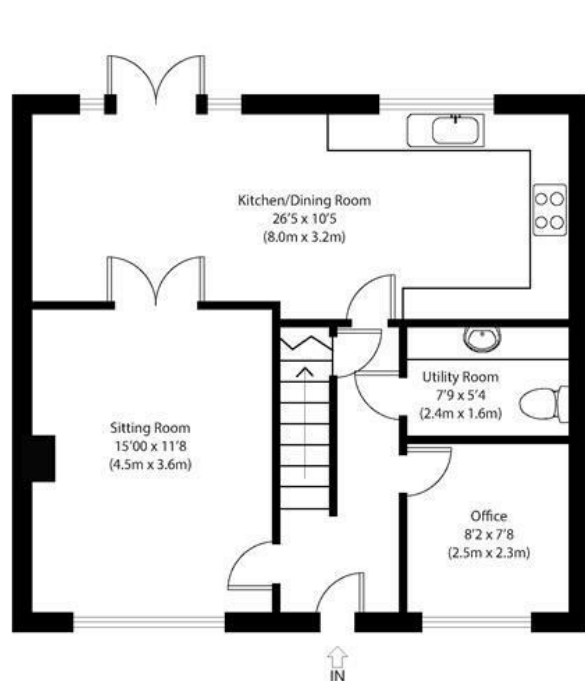


Approximate Gross Internal Area
Main House 1740 sq ft (162 sq m)

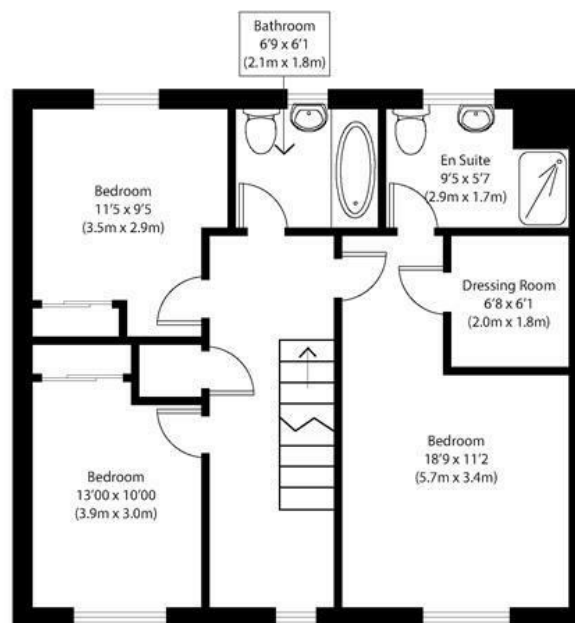
Garage 175 sq ft (16 sq m)

Total 1915 sq ft (178 sq m)

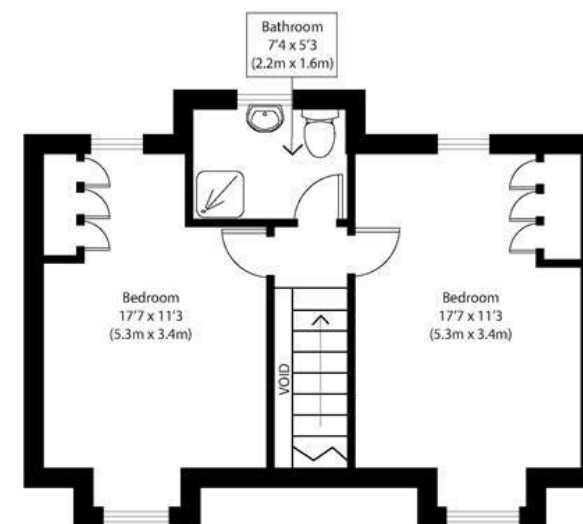
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Ground Floor



First Floor



Second Floor

Location Map



Viewing

Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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Disclaimer:
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Performance Graph

