



Holbrook Road, Stutton
Guide Price £400,000

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Step into a delightful blend of period charm and contemporary living with this splendid 1930s, bay-fronted semi-detached residence, commanding an overall plot approaching 0.25 acre (STS).

Upon entering, you're greeted by an inviting hallway, leading to a cosy living room where a traditional log burner awaits, as well as a characteristic bay window. To the rear, a sizeable dining room offers versatility, doubling as a study space for those work-from-home days, seamlessly integrating productivity with domestic bliss. The kitchen holds the promise of warm meals and family gatherings.

Upstairs are three bedrooms, two of which are generous doubles. The family bathroom is a sanctuary in its own right, featuring a separate bath and shower to cater to all your pampering needs.

Outside, the large driveway provides ample off-road parking for several vehicles, while the generous rear garden, framed by breathtaking field views, serves as a canvas for your horticultural dreams or a safe haven for children's play.

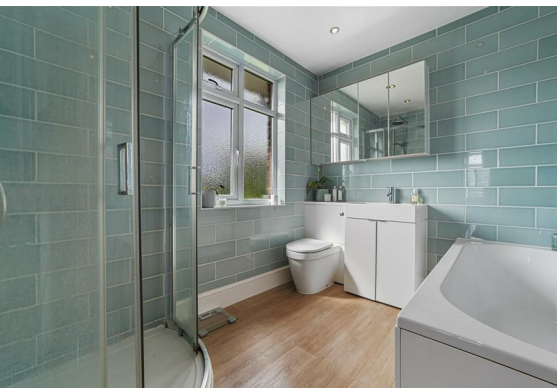




- EXTENDED 1930'S BAY FRONTED HOME
- THREE BEDROOMS
- LIVING ROOM WITH LOG BURNER
- FORMAL DINING ROOM
- FIELD VIEWS TO THE FRONT AND REAR
- OVERALL PLOT APPROACHING 0.25 ACRE (STS)
- GUIDE PRICE £400,000 - £425,000
- VIEWING ADVISED



Location:
Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.

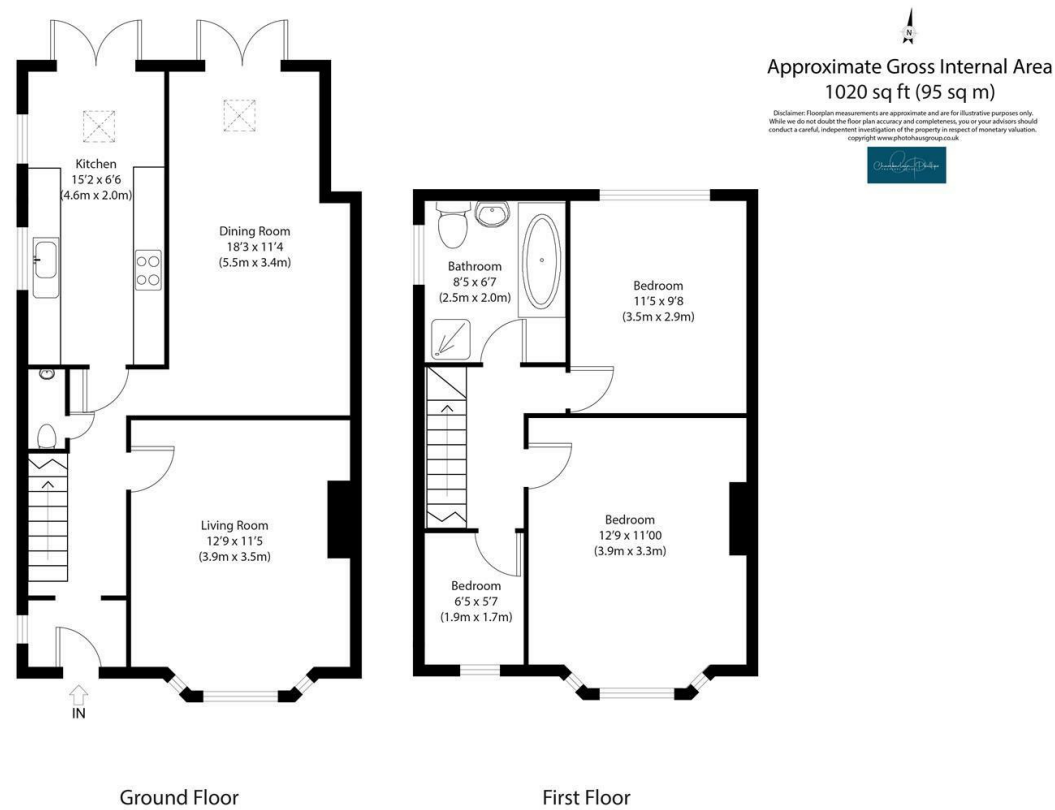


Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

Agents Notes:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains
Electric/Water/Drainage
Heating - Oil boiler via radiators
Telephone & Broadband - O2 & Vodafone mobile networks available indoor & Superfast broadband available



Floor Plan



Area Map



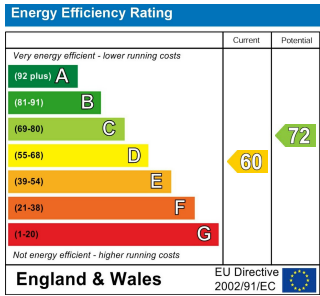
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold