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Jervis Close, Holbrook, Ipswich,
Suffolk, IP9 2RR
Guide Price £350,000 to £375,000

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- No Onward Chain
- Extended Detached House
- Three Bedrooms
- 19ft Lounge/Dining Room
- Newly Fitted Kitchen
- Bathroom & En-Suite Shower Room
- Built-in Wardrobes in Master Bedroom
- Off-Road Parking & Garage
- Secluded Rear Garden



Tucked away down a quiet cul-de-sac in the popular village of Holbrook lies this nicely presented and extended three-bedroom detached house which is being sold with no onward chain. The property occupies a corner plot and benefits from a secluded rear garden and off-road parking in front of the garage. A summary of the accommodation is as follows: front porch, entrance hall, ground floor cloakroom, 19ft dual aspect lounge / dining room, newly fitted kitchen / breakfast room, boot room, first floor landing, family bathroom, 18ft master bedroom

which has a walk-in dressing area with built-in wardrobes and an en-suite shower room, and two further bedrooms.

Holbrook is a much sought after village situated on the Shotley peninsula in Babergh district around five miles south of Ipswich nestling between the River Stour and River Orwell. The village has a Co-op store, church, Post Office, doctor's surgery with dispensary, butchers, village hall, and active village life. The excellent (ISI inspection 2021) Royal Hospital School is the opposite end of the

village, and the area is served by a primary school and Holbrook High School which shares a site with the Holbrook Sports Centre. The closest train stations to Holbrook are at Manningtree and Ipswich which provides direct rail links into London Liverpool Street station.

Outside – Front: The frontage has mature shrubs and hedging and a block-paved driveway which provides off-road parking in front of the garage. There is a gate to the side with the block-paving continuing round to the rear garden.

Garage: 15'7" x 11'3" (4.75m x 3.43m)
Electric up and over door, power and light connected, window to the rear aspect, and pedestrian door opening out to the rear garden.

Front Porch: Window to the front aspect and door through to:

Entrance Hall: Radiator, stairs to the first floor, and doors to:

Cloakroom: A two-piece suite comprising low-level WC and vanity hand wash basin with storage beneath. There is a heated towel rail, tiled floor and walls, and opaque window to the front aspect.

Lounge / Dining Room: 19'11" x 11'10" (6.07m x 3.6m) Dual aspect with



windows to the front and rear, two radiators, feature fireplace, and door through to:

Kitchen: 12'5" x 9'3" (3.78m x 2.82m) Newly fitted with a range of modern eye and base level units with undercounter lighting, quartz work surfaces, sink and drainer, and tiled splashbacks. Integrated appliances include an undercounter fridge, double oven and electric hob with extractor hood over with space for a tumble dryer and washing machine. There is a breakfast bar, radiator, tiled floor, window to the rear aspect,

and stable door opening through to:

Boot Room: Window to the rear aspect and door opening out to the garden.

First Floor Landing: Window to the rear aspect and doors to the bathroom and bedrooms.

Family Bathroom: A three-piece suite comprising corner bath, low-level WC and vanity hand wash basin with ample storage beneath. There is a radiator, tiled walls, wall-mounted mirrored vanity unit, and opaque window to the rear aspect.

Master Bedroom: 18'3" x 9'1" (5.56m x 2.77m) Two windows to the front



aspect, two radiators, ceiling inset spotlights, loft access, airing cupboard, large built-in wardrobe, walk-in dressing area with additional built-in wardrobes and window to the rear aspect, and door through to:

En-Suite Shower Room: A two-piece suite comprising shower enclosure and hand wash basin. There is a heated towel rail, tiled walls and floor, and opaque window to the rear aspect.

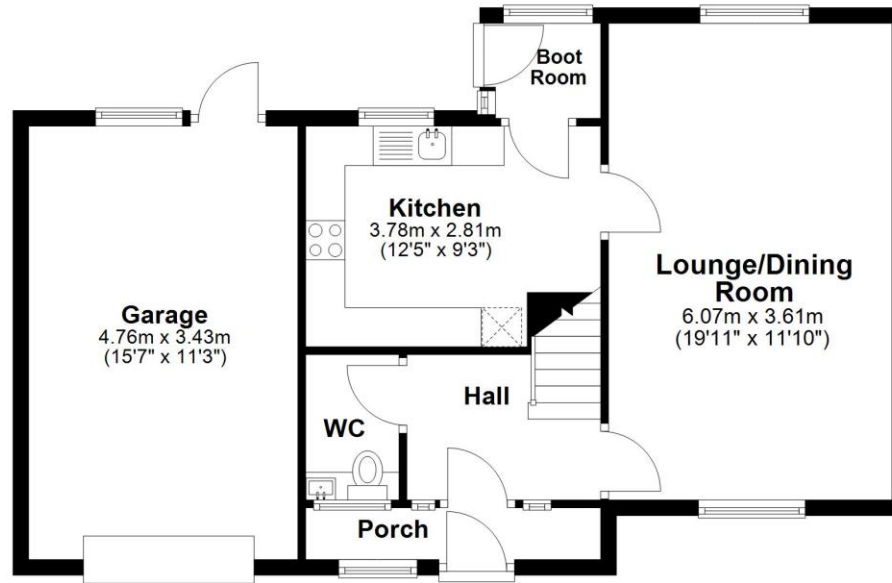
Bedroom Two: 11'10" x 11'9" (3.6m x 3.58m) Window to the front aspect, radiator, and built-in wardrobe.

Bedroom Three: 9' x 6'8" (2.74m x 2.03m) Window to the rear aspect and radiator.

Outside - Rear: The private and secluded garden is predominantly laid to lawn with well-stocked raised flowerbeds, shrubs and hedging, there is a patio seating area, shed and summerhouse, door to the garage, and the oil tank is housed in the garden.

Ground Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.9 sq. feet)



Total area: approx. 116.1 sq. metres (1249.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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