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Heathfield Road, Holbrook, Ipswich,
Suffolk, IP9 2QB

Offers In Excess of £475,000

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- Spacious Detached House
- Three/Four Bedrooms
- Three Reception Rooms
- Off-Road Parking to Front
- Detached Garage
- Landscaped Rear Garden
- Scope to Extend/Develop (STPP)



This spacious three / four-bedroom detached house, situated in the heart of the village of Holbrook on a good size plot, offers scope to extend / develop to the side and rear (subject to planning permission). The property benefits from a detached garage, off-road parking for two / three cars, and a landscaped rear garden. The accommodation comprises large entrance hall, study, 22ft dual aspect living room, dining room, kitchen, utility room, ground floor cloakroom, galleried landing, three bedrooms, and a stylish family bathroom.

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 Peninsula 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 property is set back from the road with a large frontage and is enclosed by mature hedging and fencing with a five-bar gate opening onto the driveway. The manicured garden is laid to lawn with mature shrubs and bushes and the driveway in front of the detached garage provides off-road parking for two / three cars. There is a block-paved side return, which houses the oil

tank, leading to the rear garden, and a recessed porch.

Detached Garage: 17'1" x 7'7" (5.2m x 2.3m) Double doors providing vehicular access, pedestrian door opening out to the rear garden, power and light connected, and space for a tumble dryer and chest freezer.

Entrance Hall: Radiator, stairs to the first floor, and doors to the study, living room, kitchen and utility room.

Study: 11'10" x 10'6" (3.6m x 3.2m) Dual aspect with windows to the front and side and a radiator.



Living Room: 22'4" x 15' (6.8m x 4.57m) Dual aspect with a large window to the rear and further window to the side, door opening out to the rear garden, open fire set within a brick fireplace, three radiators, and French doors opening through to:

Dining Room: 10'10" x 9'11" (3.3m x 3.02m) Window to the rear aspect and radiator.

Kitchen: 8'10" x 8'4" (2.7m x 2.54m) Fitted with a wood eye and base level units, roll edge work surfaces, sink and drainer, space for a cooker and undercounter fridge, built-in extractor hood, pantry

cupboard, tiled walls and floor, and window to the side aspect.

Utility Room: 7'5" x 5'2" (2.26m x 1.57m) Window to the side aspect, door opening out to the side, space and plumbing for a washing machine, tiled floor, half height tiled walls, and door through to:

Cloakroom: A two-piece suite comprising low-level WC and hand wash basin; tiled walls and an opaque window to the front aspect.

Galleried Landing: Window to the front aspect, loft access, and doors to the bedrooms and bathroom.

Bedroom One: 15' x 10'6" (4.57m x 3.2m) Dual aspect with windows to the rear and side, and a radiator.

Bedroom Two: 11'10" x 10'6" (3.6m x 3.2m) Dual aspect with windows to the front and side, and a radiator.

Bedroom Three: 9' x 8'5" (2.74m x 2.57m) Window to the rear aspect and radiator.

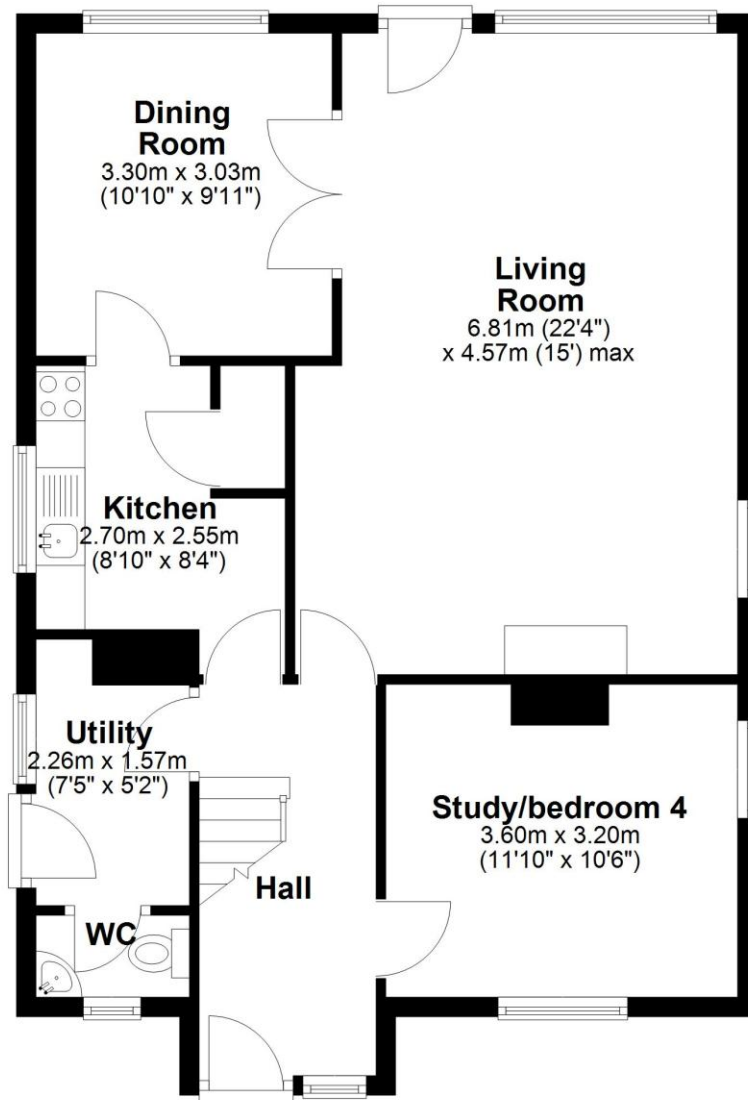
Family Bathroom: A stylish three-piece suite comprising bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath; heated towel rail, tiled walls and floor, airing cupboard, ceiling inset

spotlights, and opaque windows to the front and side aspects.

Outside – Rear: The landscaped garden is extensively laid to lawn and well-stocked with an abundance of plants, shrubs, bushes and mature fruit trees. A patio seating area leads out from the living room and has a brick-built BBQ making this a great space for alfresco entertaining. There are vegetable patches and a greenhouse, a brick-built outbuilding which houses the boiler, door to the detached garage, and the garden is fully enclosed by mature hedging.

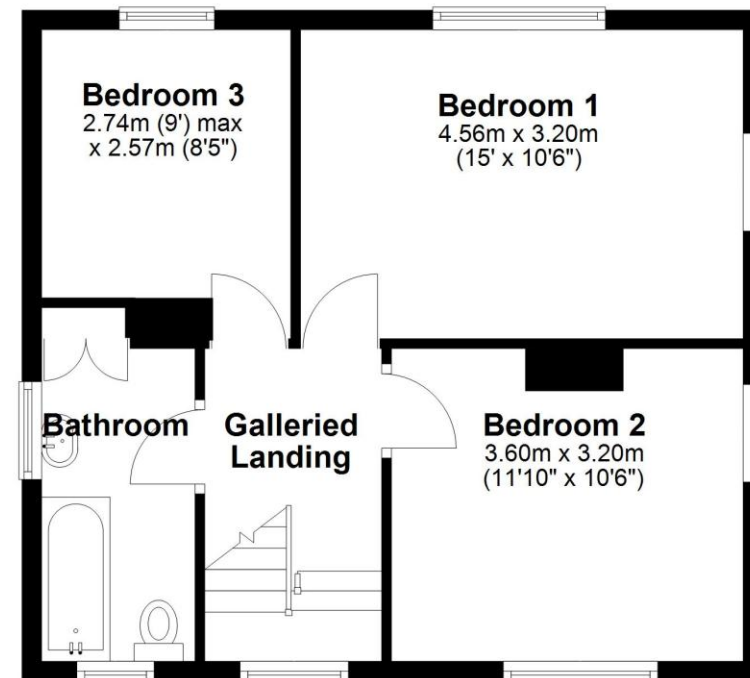
Ground Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

Strathcona , Heathfield Road, Holbrook

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.



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Attributes

3 Bedrooms, 1 Bathroom, 3 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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