



Palmer & Partners



River View, Heathfield Road,
Holbrook, Suffolk, IP9 2QD
Asking Price £350,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- End of Terrace House
- Three Double Bedrooms
- Dual Aspect Lounge
- Kitchen with Integrated Appliances
- Large Utility Room
- Ground Floor Cloakroom
- First Floor Bathroom
- Off-Road Parking to Front
- Good Size Rear Garden
- Oil-Fired Central Heating



Situated in the heart of the sought-after village of Holbrook lies this nicely presented three-bedroom end of terrace house which occupies a good-sized plot and was built in 2010. The property benefits from off-road parking to the front for two cars, a generous rear garden, oil-fired central heating, and the current owners have added a front porch. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a newly added front porch, entrance hall, dual aspect

lounge, kitchen/breakfast room with integrated appliances, generous utility room, ground floor cloakroom, first floor landing, three double bedrooms, and a 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 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: There is a laid to lawn area, a block-paved driveway providing off-road parking for two cars, mature hedging to both sides, and a gate leading to the rear garden.

Front Porch: The porch is a new addition and has a window to the side aspect and door opening into:

Entrance Hall: Radiator, staircase rising to the first floor, and door leading to:

Lounge: 14'2" x 13'5" (4.32m x 4.1m) Dual aspect with a window to the front and French doors opening out to the garden, a radiator, understairs cupboard, and door leading to:

Kitchen/Breakfast Room: 17'1" x 9'10" (5.2m x 3m) Fitted with an extensive range of modern eye and base units with drawers, roll edge work surfaces with matching



upstands, and a sink and drainer. The appliances are integrated and include a dishwasher, fridge freezer, oven and hob with extractor hood over. The kitchen also has a radiator, tiled floor, space for a breakfast table and chairs, and is dual aspect with windows to the rear and side. A door provides access to:

Utility Room: 9'1" x 7'9" (2.77m x 2.36m) Base units with roll edge work surfaces and matching upstands, sink and drainer, space and plumbing for a washing machine, a radiator, tiled floor, window to the side aspect, door

opening out to the garden, and door leading to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin.

First Floor Landing: Airing cupboard, access to the loft which is fully boarded with a loft ladder, and doors providing access to the bedrooms and bathroom.

Bedroom One: 14'2" x 9'6" (4.32m x 2.9m) Window to the front aspect, a radiator, over stairs cupboard, and a built-in double wardrobe.

Bedroom Two: 13'8" x 7'7" (4.17m x 2.3m) Window to the rear aspect and a radiator.



Bedroom Three: 10'6" x 9'1" (3.2m x 2.77m) Window to the rear aspect and a radiator.

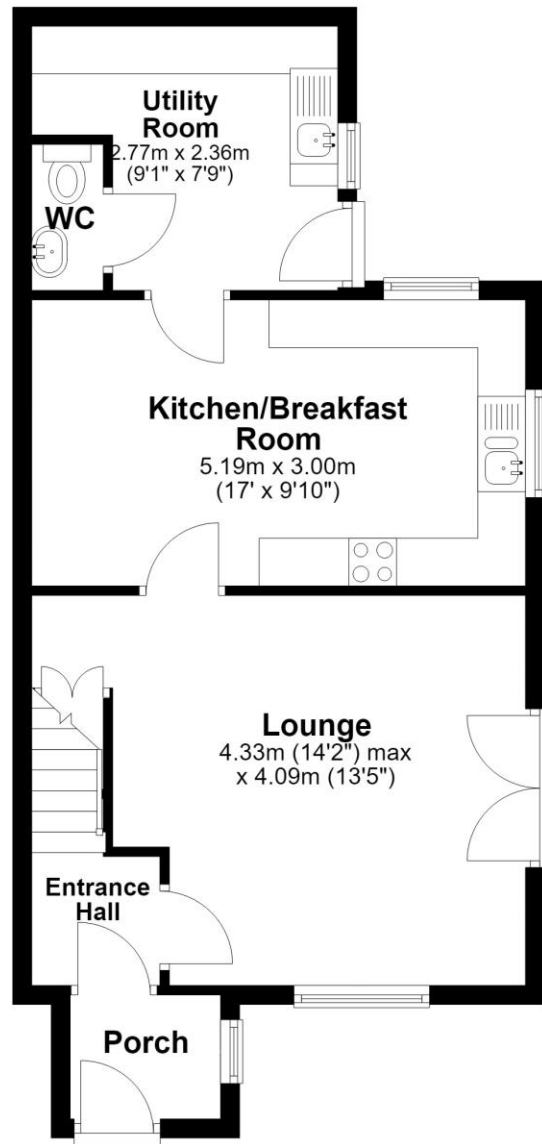
Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and hand wash basin, along with a heated towel rail, tiled splashbacks, tiled floor, and an opaque window to the side aspect.

Outside – Rear: The garden is a generous, well-proportioned space laid mainly to lawn, complemented by well-stocked flowerbeds and established shrubs. Several patio areas provide versatile spots for

outdoor seating and entertaining – one in front of the summerhouse, others accessed directly from the lounge and utility room, and an additional area tucked behind the shed. Both the shed and summerhouse are included in the sale, with the oil tank discreetly positioned behind the shed. The garden also benefits from an outside tap and is fully enclosed by fencing, offering privacy and security.

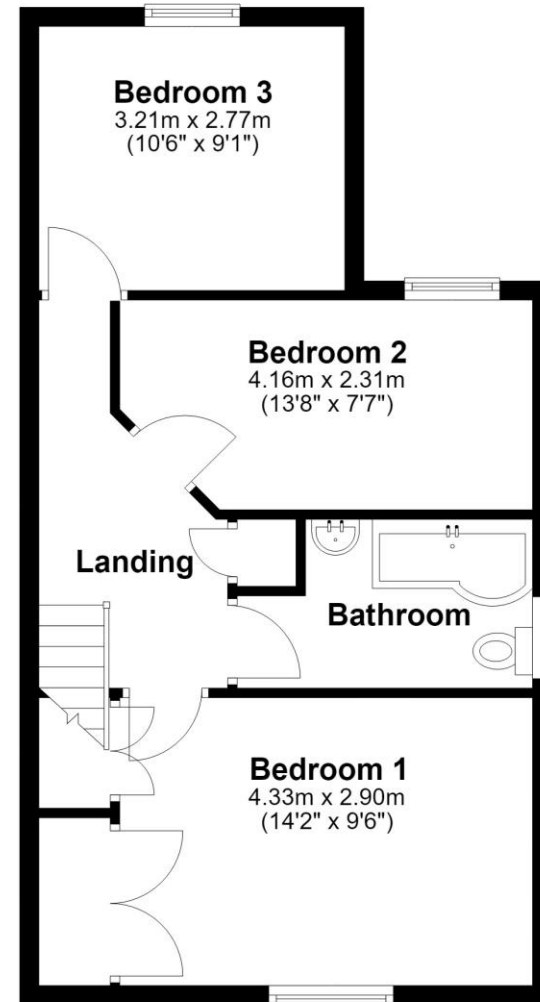
Ground Floor

Approx. 50.0 sq. metres (538.6 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 96.0 sq. metres (1032.9 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, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com