



Palmer & Partners



Fishponds Lane, Holbrook, Ipswich,
Suffolk, IP9 2QZ

Guide Price £800,000 to £850,000

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- Plot of Approx. 0.92 Acre (STS)
- Magnificent Detached House
- Five Bedrooms
- Ground Floor Shower Room & WC
- Three En-Suites
- Sitting Room with Wood Burner
- Separate Study
- Garage Converted into Ground Floor Master Suite
- Ample Off-Road Parking to Front
- Very Private & Well-Stocked Rear Garden

This exceptional five-bedroom detached house is tucked away down a private lane in the heart of Holbrook village and occupies a plot of approximately 0.92 acre (subject to survey). The beautifully presented family home has been updated to a high standard and extended by the current owners and has had the garage converted into a stunning ground floor master suite; there is ample off-road parking to the front for several cars and a very private and well-stocked rear garden with large workshop.

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.

Entrance Hall: The spacious hallway has a tiled floor, sky lantern, ceiling inset spotlights, staircase to the first floor, and doors to the master bedroom, shower room, cloakroom, study and sitting room.



Master Bedroom: 18'9" x 14'9" (5.72m x 4.5m) An impressive dual aspect bedroom with two windows to the front and two windows to the side, ceiling inset spotlights, wall-mounted air conditioning unit which heats and cools the room, large walk-in wardrobe with a radiator, and a door through to: **En-Suite Bathroom:** The generous en-suite has a four-piece suite comprising bath, double-width walk-in shower enclosure with sliding door, low-level WC and ceramic hand wash basin. There is a built-in cupboard, tiled walls, tiled floor with underfloor heating, ceiling inset spotlights, two heated towel rails, and two opaque windows to the side aspect.

Shower Room: Shower enclosure, heated towel rail, tiled walls, tiled floor

with underfloor heating, and opaque window to the side aspect.

Cloakroom: A two-piece suite comprising low-level WC and hand wash basin; with built-in storage, part tiled walls, tiled floor, and opaque window to the side aspect.

Sitting Room: 18'3" x 16'8" (5.56m x 5.08m) Large box bay window and further window to the rear aspect, ceiling inset spotlights, wood burning stove with feature wood surround, radiator, and door through to:

Breakfast Room: 13'9" x 10'6" (4.2m x 3.2m) Patio doors opening out to the rear garden, window to the side aspect, ceiling inset spotlights, tiled floor, vertical radiator, and opens through to: **Kitchen:** 17'9" x 7'11" (5.4m x 2.41m) The kitchen is fitted with a range of modern eye and base level units with quartz



work surfaces, sink and drainer, tiled floor, ceiling inset spotlights, window to the side aspect, and door to the utility room. There is an integrated wine cooler and dishwasher with space for a range style cooker with built-in extractor hood over, and a pull-out larder cupboard.

Utility Room: 17'6" x 7'3" (5.33m x 2.2m) Door opening out to the garden, walk-in pantry cupboard, work surface incorporating a sink and drainer, part tiled walls and tiled floor, ceiling inset spotlights, with space for an American style fridge freezer, washing machine and tumble dryer.

Study: 9'11" x 9'6" (3.02m x 2.9m) Dual aspect with windows to the rear and side and a radiator.

First Floor Landing: Velux window, radiator, ceiling inset spotlights, and

sliding doors to bedroom four, door to bedroom five and doors to both dressing areas.

Bedroom Two: 15'7" x 11'11" (4.75m x 3.63m) A generous dual aspect guestroom with two windows to the rear and window to the side, a radiator, ceiling inset spotlights, three sets of built-in double wardrobes, and a door through to:

Dressing Room: Window to the front aspect, built-in wardrobe and cupboard, radiator, and door through to:

En-Suite Shower Room: A three-piece suite comprising walk-in shower enclosure, low-level WC and vanity hand wash basin with storage beneath; with heated towel rail, tiled floor and walls, and opaque window to the side aspect.



Bedroom Three: 11'11" x 9'11" (3.63m x 3.02m) Window to the rear aspect, radiator, ceiling inset spotlights, and door through to:

Dressing Area: Door through to:

En-Suite Bathroom: A three-piece suite comprising bath, low-level WC and hand wash basin; with heated towel rail, tiled floor and walls, and opaque window to the front aspect.

Bedroom Four: 17'9" x 7' (5.4m x 2.13m) Dual aspect with windows to the rear and side and a radiator.

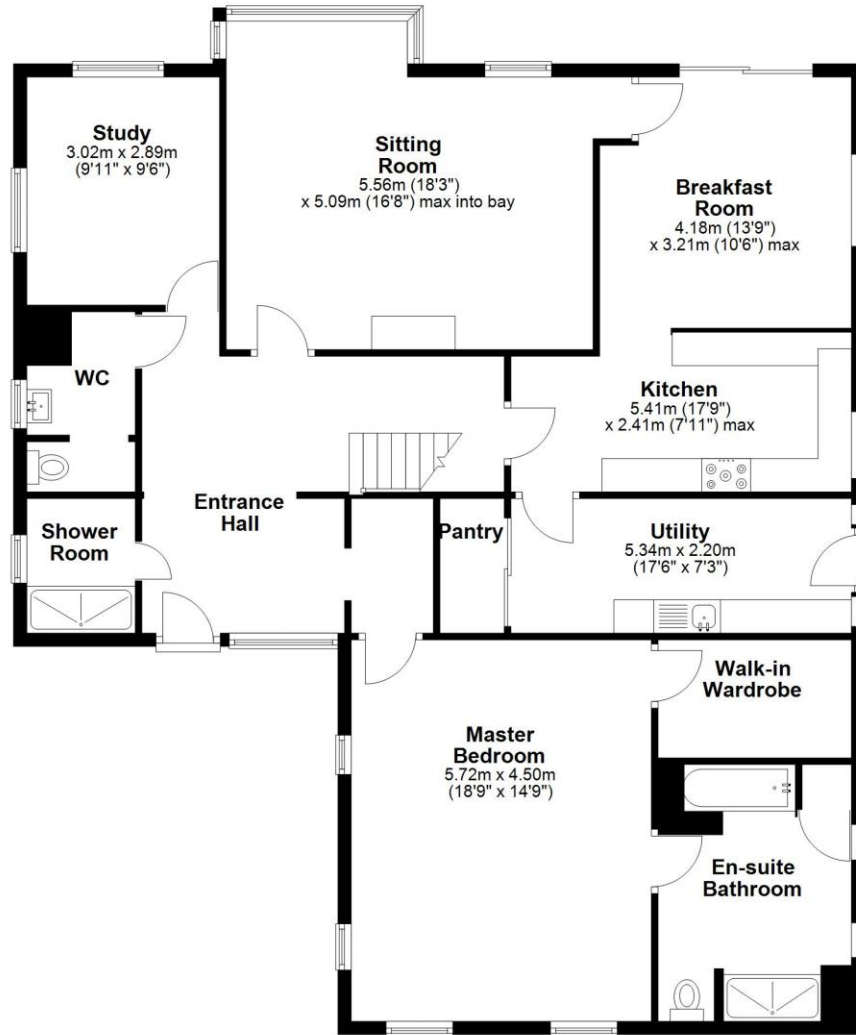
Bedroom Five: 13'9" x 12' (4.2m x 3.66m) Two windows to the rear aspect, two radiators, ceiling inset spotlights, and loft access.

Outside: 'Longpiece' is accessed via a private lane and to the front is a wood store and a large driveway providing off-road parking for several cars. The

rear garden is very private with mature trees and hedging; there is a large covered decked seating area with adjoining sizeable workshop which has power and light connected. Within the garden are shrubs and flowers, outbuildings including a summerhouse with power and light connected which could be used as a gym / studio, a patio walkway which goes around the property, and off the back of the house is a covered terrace which is perfect for alfresco dining.

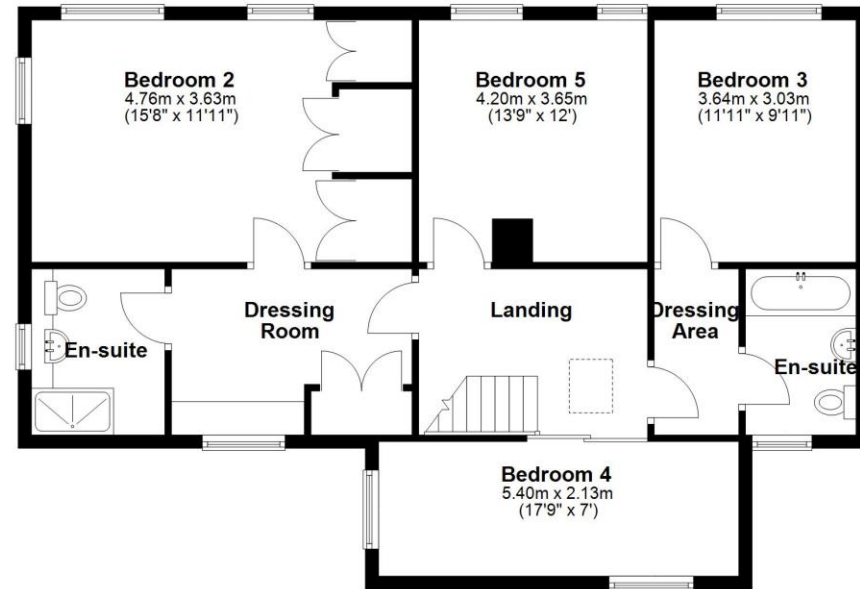
Ground Floor

Approx. 159.9 sq. metres (1721.1 sq. feet)



First Floor

Approx. 90.1 sq. metres (970.2 sq. feet)



Total area: approx. 250.0 sq. metres (2691.3 sq. feet)

Longpiece, Holbrook

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Attributes

5 Bedrooms, 4 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: G



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