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Clifton Wood, Holbrook, Suffolk, IP9  
2PY  
Asking Price £425,000

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- Link-Detached House
- Three Bedroom
- Two Reception Rooms
- Fully Integrated Kitchen
- Utility Room & Ground Floor WC
- First Floor Shower Room
- Rear Ground Floor Extension
- Integral Garage & Off-Road Parking
- Well-Stocked Rear Garden
- Scope to Further Extend/Develop (STPP)



Located in the heart of the sought-after village of Holbrook lies this nicely presented three-bedroom link-detached house which has had a rear ground floor extension. There is scope to further extend/develop above the garage and to the rear (subject to planning permission) and the property benefits from an integral garage, off-road parking to the front, and a well-stocked rear garden.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of

accommodation on offer which comprises an entrance hall, 23ft dual aspect lounge, separate dining room, kitchen with integrated appliances, utility room, ground floor cloakroom, first floor landing, three bedrooms, and a shower room.

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 is laid to lawn with flowerbeds, and a block-paved driveway provides off-road parking in front of the

garage. There is gated side access leading to the rear garden.

**Integral Garage:** 17'5" x 9'4" (5.3m x 2.84m) Up and over door, power and light connected, and door into the utility room.

**Entrance Hall:** Radiator, tiled floor, staircase rising to the first floor, and doors providing access to the lounge and kitchen.

**Lounge:** 23' x 13'2" (7m x 4.01m) Dual aspect with windows to the front and side, a radiator, feature fireplace, and double doors opening through to:

**Dining Room:** 11'8" x 11'4" (3.56m x 3.45m) Bi-fold doors opening out



to the rear garden, window to the side aspect, a radiator, and door leading to:

**Kitchen:** 12'11" x 10'7" (3.94m x 3.23m) Fitted with a range of contemporary J-Pull eye and base units with drawers, square edge work surfaces with matching upstands, and a sink and drainer. All the appliances are integrated and include a dishwasher, microwave, oven and electric hob with extractor hood over. There is a pantry cupboard, radiator, tiled floor, ceiling inset spotlights, window to the rear aspect, and a door leading to:

**Utility Room:** 11'8" x 11'7" (3.56m x 3.53m) Fitted with a range of contemporary J-Pull eye and base units with drawers, square edge work surfaces with matching upstands, space and plumbing for a washing machine, a radiator, tiled floor, window to the rear aspect, door opening out to the rear garden, and doors into the integral garage and cloakroom.

**Cloakroom:** A two-piece suite comprising a close-couple WC and vanity hand wash basin with storage beneath with tiled splashback, along with a tiled floor and Velux window.

**First Floor Landing:** Window to the side aspect, built-in cupboard, access to the loft, and doors leading to the bedrooms and shower room.

**Bedroom One:** 13'7" x 10'9" (4.14m x 3.28m) Window to the front aspect, a radiator, and built-in wardrobe.

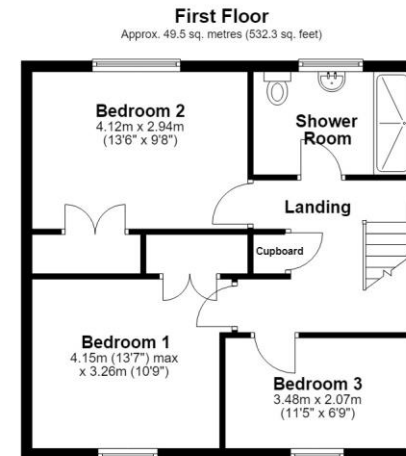
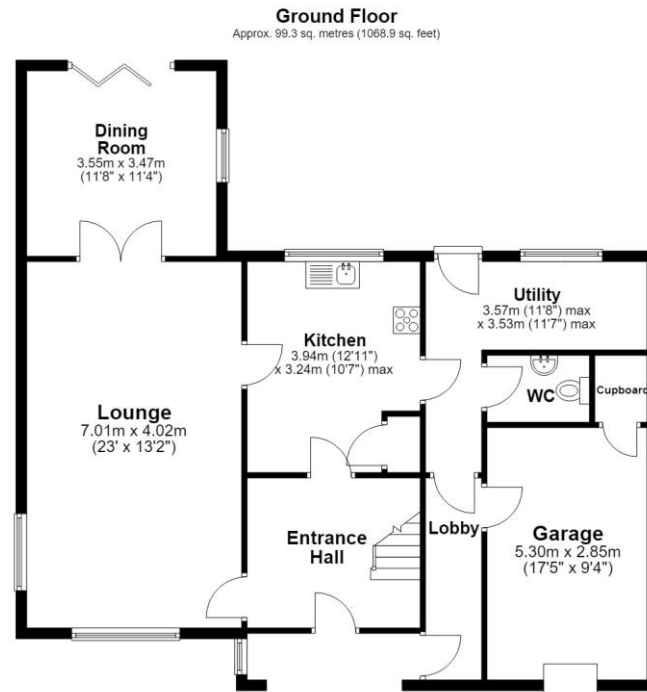
**Bedroom Two:** 13'6" x 9'8" (4.11m x 2.95m) Window to the rear aspect, a radiator, and built-in wardrobe.

**Bedroom Three:** 11'5" x 6'9" (3.48m x 2.06m) Window to the front aspect and a radiator.

**Shower Room:** A stylish three-piece suite comprising a large walk-in shower enclosure and vanity unit

with close-couple WC and hand wash basin with ample storage beneath, along with a heated towel rail and opaque window to the rear aspect.

**Outside - Rear:** The garden has a laid to lawn area with well-stocked flowerbeds, a patio seating area, pergola, and the oil tank is housed in the garden.



Total area: approx. 148.8 sq. metres (1601.3 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, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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