

Hazelmere, Lower Holbrook, Ipswich, IP9 2RJ



**Freehold**

Offers in excess of

**£375,000**

Subject to contract

**No onward chain**

2 bedrooms  
Sitting room  
2 shower rooms



Situated on the sought after Shotley Peninsula within the village of Lower Holbrook is this detached house with garden, parking and garage.

# Some details

## General information

Situated to the south of Ipswich on the sought-after Shotley Peninsular and within the village of Lower Holbrook is this two double bedroom detached house. The property is offered with no onward chain and has a kitchen/breakfast room, utility room and sitting room. It has oil-fired central heating, double glazing, parking, garage and garden.

The reception hall has stairs to the first floor and doors off. To the right is a sitting room which has a window to the front and adjacent is the kitchen/breakfast room which has dual aspect overlooking the garden with a range of base and eye-level units, work surfaces and sink. Also off the hall is the utility room which has further space for appliances, window to the side and door out to the rear garden. There is also a door into a shower room with shower, basin and wc.

The landing has doors off to two bedrooms, the main bedroom spanning the width of the property, and a shower room with a double walk-in shower, basin and wc.

### Reception hall

9' 5" x 5' 9" (2.87m x 1.75m)

### Sitting room

12' 11" x 11' 2" (3.94m x 3.4m)

### Kitchen/breakfast room

11' 10" x 11' 9" (3.61m x 3.58m)

### Utility room

6' 10" x 5' 3" (2.08m x 1.6m)

### Shower room

8' 2" x 2' 7" (2.49m x 0.79m)

### Bedroom one

14' 8" x 11' 1" (4.47m x 3.38m)

### Bedroom two

11' 9" x 10' (3.58m x 3.05m)

### Shower room

8' 6" x 7' 8" (2.59m x 2.34m)

## The outside

To the front is a generous lawned garden with various mature borders, trees and shrubs. There is a driveway to the side of the property providing parking for two cars which in turn leads to a single garage with up and over doors to the front and rear along with a personal door to the side. The garage measures 14'4 x 8'.

The rear garden, which currently abuts fields, is predominantly laid to lawn with hard standing to the immediate rear of the property with various shrubs and borders.

## Where?

Lower Holbrook is a sought-after village which lies on the Shotley Peninsular, a popular location to the south of Ipswich a short distance from the river. The village of Holbrook is nearby which has shopping facilities along with both primary and secondary schools. The neighbouring village of Harkstead is also sought-after with its picturesque views over the marina. Also nearby is The Royal Hospital School at Holbrook and Ipswich School at Woolverstone.

For the commuter there is excellent links to the A12/14 and both Ipswich and Manningtree stations are within easy reach. For the sailing enthusiast there are Marina's at both Woolverstone and Shotley and an inland water park at Alton Water, Stutton.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage and electricity are connected to the property. Oil-fired central heating.

Tenure - Freehold

EPC rating - tbc

Our ref - CJJ

## Directions

Proceed out of Ipswich along Wherstead Road and at the Bourne roundabout turn left onto the B1456 signposted for Holbrook and Shotley. Proceed along the banks of the River Orwell and up the hill passing the Freston Boot Public House, turn right onto the B1018 signposted for Holbrook and continue into the village passing the Compass Public House. Take the next immediate left signposted for Lower Holbrook and proceed for some distance into the village where the property can be found on the left hand side identified by a Fenn Wright board.

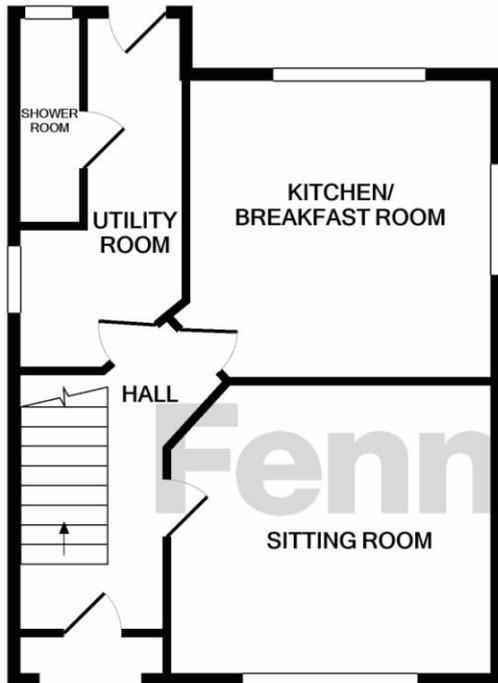
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

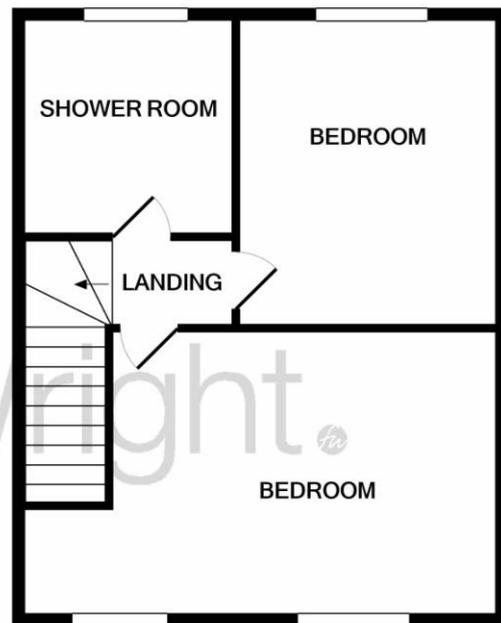
[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR

To find out more or book a viewing

**01473 232 700**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

**Consumer Protection Regulations 2008**

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

