

Caxton House, 4 Caxton Close, Holbrook, Ipswich, IP9 2GZ



**Freehold**

Guide Price

**£575,000**

Subject to contract

**No onward chain**

**3/4 bedrooms**  
Generous sitting room  
Contemporary kitchen/dining room  
South-facing garden





## Some details

### General information

Caxton House was converted circa 2010, forming part of the former Holbrook village printing works, situated on the Shotley Peninsula. Holbrook is a sought-after village located to the South of Ipswich which has a number of amenities within the village itself whilst having excellent access to Ipswich and Manningtree.

The property offers generous accommodation measuring approximately 1700 sq. ft. with three double bedrooms, 18' sitting room as well as a separate kitchen/dining room and family room/guest bedroom. In addition to the family bathroom there is an en-suite to the main bedroom and cloakroom. It also has oil fired central heating (not tested), double glazing, parking for numerous cars, garage and South-facing garden.

The good size reception hall has Karndean flooring which flows into the kitchen/dining room and sitting room, stairs to the first floor and doors off. The family room/guest bedroom has a window to the side and adjacent is the cloakroom with white basin and WC. Double doors open from the hall into the kitchen/dining room which has windows to both sides and an extensive range of contemporary base and eye level units, granite work surfaces and sink. There are integrated appliances including a NEFF oven/hob with extractor over, dishwasher, fridge, freezer and space for an American style fridge/freezer. Double doors open into the sitting room and there is a further door to the utility room which has further base and eye level units, granite work surfaces, space for washing machine and door out to the side.

The sitting room is of generous proportions and has an electric feature fire, window to the side and bi-fold doors opening onto the patio.

The first floor landing has an airing cupboard, window to the side and doors off. The family bathroom has a white suite of basin, bath and WC. The main bedroom overlooks the rear garden with built-in wardrobes, Velux window, door to the en-suite and double doors opening to the balcony. The en-suite comprises of a shower, basin and WC. There are two further double bedrooms with Velux windows, one of which overlooks the front with built-in wardrobes.

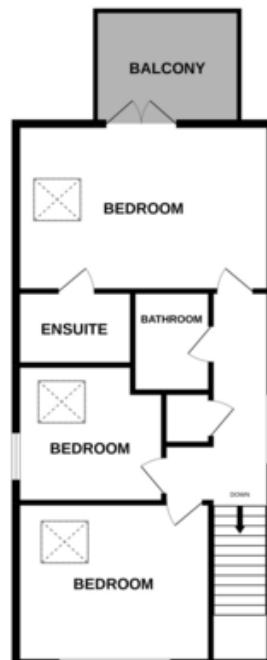


Situated in the sought-after village of Holbrook, on the Shotley Peninsula is this impressive detached family home with generous accommodation



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1ST FLOOR





**Reception hall**

24' 6" x 18' (7.47m x 5.49m) max

**Sitting room**

18' 11" x 18' (5.77m x 5.49m)

**Kitchen/dining room**

18' x 13' 8" (5.49m x 4.17m)

**Utility room**

9' 3" x 5' 4" (2.82m x 1.63m)

**WC**

6' x 3' 3" (1.83m x 0.99m)

**Family room/guest bedroom**

12' 10" x 11' 9" (3.91m x 3.58m)

**Landing**

**Bedroom one**

18' x 11' 9" (5.49m x 3.58m)

**Ensuite**

7' 10" x 3' 10" (2.39m x 1.17m)

**Bedroom two**

13' 9" x 11' 4" (4.19m x 3.45m)



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### Bedroom three

10' 5" x 9' 9" (3.18m x 2.97m)

### Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

### Outside

A five bar gate leads into a block paved driveway which wraps round the side of the property and provides access to the detached garage and garden. The garage measures 19'7 x 9'7 and has an up and over door to the front and window to the side. The front garden has various shrub borders.

The rear garden which measures approximately 50' in depth, has an extensive patio to immediate rear of the property and is predominately laid to lawn with a number of borders, shrubs and is enclosed by brick wall and fencing.

### Location

Holbrook is a sought-after Peninsula village situated on the southern outskirts of Ipswich. There are a number of amenities within the village including shopping facilities and Doctors surgery. For the sailing enthusiast marinas can be found at Woolverstone and a water park at Alton Water. Ipswich is easily accessible offering an abundance of shops, coffee houses, bars and restaurants. For the commuter Ipswich and Manningtree stations are within easy reach.

### Important information

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

Tenure - Freehold

Council tax band - E

EPC - TBC

Our ref; CJJ

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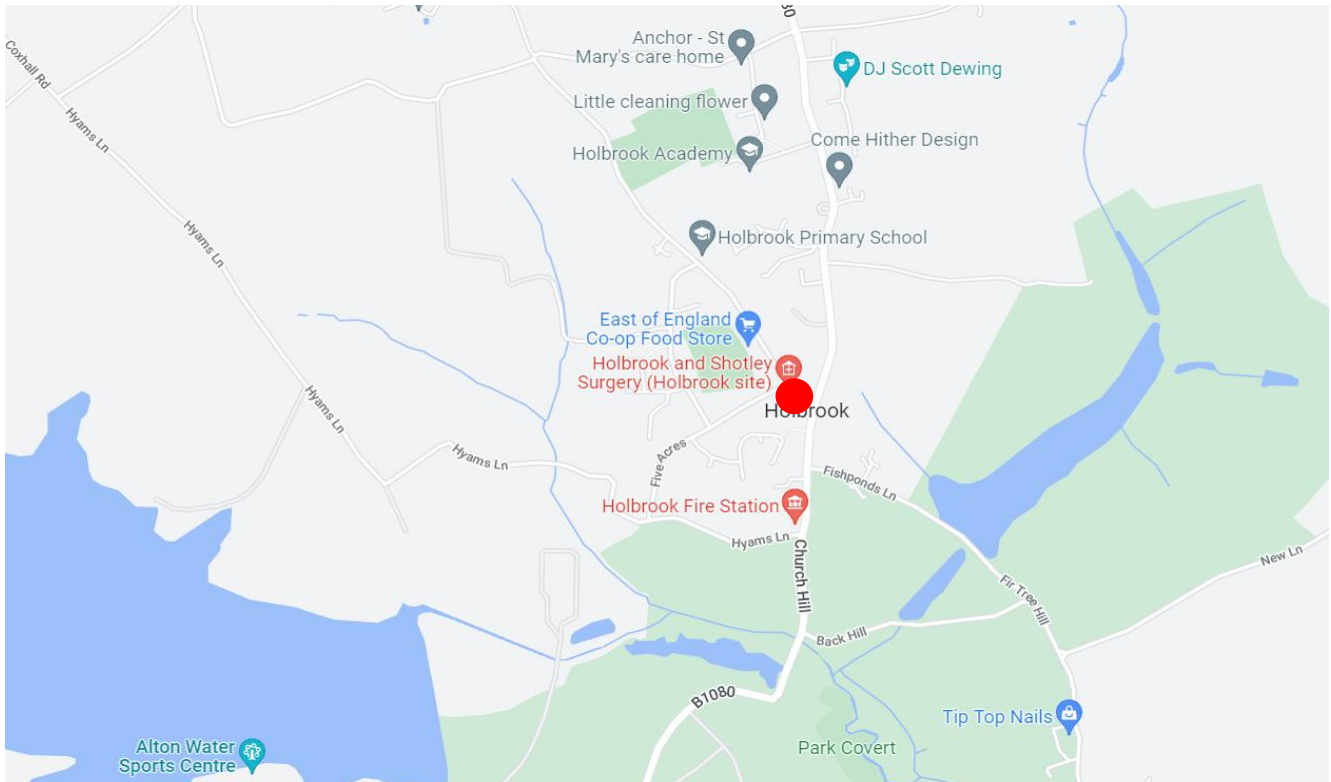
### Further information

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

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### Viewing

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



## Directions

Proceed out of Ipswich in a Southerly direction along Wherstead Road, heading towards the A14. At the roundabout turn left into The Strand and proceed past Fox's Marina, under the Orwell Bridge and pass through the village of Freston. Turn right signposted for Holbrook and continue. Drive through Holbrook and turn right into The Street and immediately left into Caxton Close where the property can be found at the end of the cul-de-sac.

To find out more or book a viewing

**01473 232 700**

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