

32 Abbott Way, Holbrook, Ipswich, IP9 2FF



Freehold
Guide Price
£325,000
Subject to contract
Parking

3 bedrooms
Sitting room, kitchen/dining room
En-suite and bathroom



This three bedroom semi-detached family home offers a spacious kitchen/ dining room along with an en-suite and family bathroom

Some details

General information

Built in 2018 within the desirable village of Holbrook is this ideal family home offering a sitting room along with a spacious kitchen/dining area to the rear. It offers parking, en-suite shower room, bathroom and a ground floor WC.

The reception hall has stairs to the first floor and a door to the sitting room which has a window to the front and doors to the kitchen/dining area and the cloakroom with WC and basin. The kitchen/dining room has a window and door to the rear garden and a cupboard under the stairs. The kitchen area comprises matching base and eye level units, work tops, sink and integrated appliances include dishwasher, washing machine, fridge/freezer, electric double oven, hob and extractor hood over. There is decorative kick-board lighting and tiled floor.

The landing provides access to all bedrooms and the family bathroom. Bedrooms two and three are located to the rear. Bedroom one is located to the front and has a door to an en-suite with shower, basin, WC, heated towel rail and a window to the front. The family bathroom comprises a bath with shower over, WC, basin, heated towel and part-tiled surround.

Reception hall

Sitting room

13' 11" x 12' 1" (4.24m x 3.68m)

Kitchen/dining room

15' 6" x 9' 5" (4.72m x 2.87m)

Cloakroom

6' 1" x 3' 4" (1.85m x 1.02m)

Landing

Bedroom one

9' 8" x 9' 3" (2.95m x 2.82m)

Ensuite

5' 9" x 5' 6" (1.75m x 1.68m)

Bedroom two

10' 10" x 8' 7" (3.3m x 2.62m)

Bedroom three

11' 8" x 6' 7" (3.56m x 2.01m)

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Outside

To the front there is a hard standing area providing parking and a path leading to the front door along with side access.

The rear garden is predominantly laid to lawn with shingled borders with patio area. The garden is enclosed by fencing.

Location

Holbrook is on the Shotley Peninsular to the south of Ipswich with easy access to the Rivers Orwell and Stour where there are a number of sailing facilities in addition to Alton Water. Holbrook village has a range of amenities including public houses, shops and a doctors surgery along with a bus service into Ipswich.

For the commuter Ipswich and Manningtree Mainline railway stations are easily accessible offering a service to London Liverpool Street.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - C

Our ref - RMB

Directions

From Ipswich town centre proceed out in a southerly direction along Wherstead Road and turn left at the Bourne Bridge roundabout onto the B1456 towards Shotley. Continue along The Strand with the River Orwell on your left and through Freston village, take the right hand fork signposted for Holbrook and continue along. Just as you enter the village, the development known as Admirals Quarter will be seen on the left, take a left on Abbott Way and continue along. After a short distance take the first right, still into Abbott Way, where the property can be found on the right 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.

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Viewing

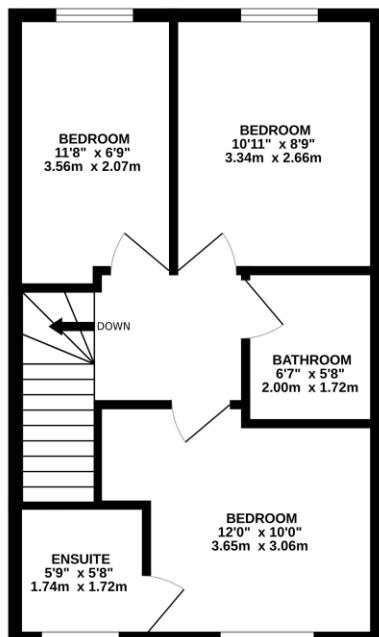
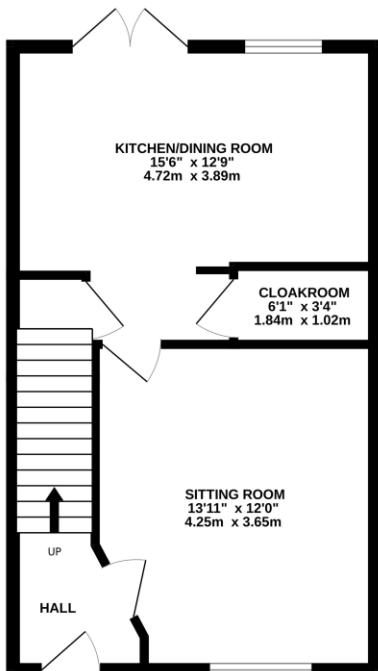
To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



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