



Ipswich Road | Holbrook | Ipswich | IP9 2QY

Guide Price £525,000 Freehold



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estate agents

# Ipswich Road, Holbrook, Ipswich, IP9 2QY

A well extended and presented, handsome four-bedroom detached residence located in the highly sought peninsular village of Holbrook, convenient to a variety of good local pubs and restaurants, countryside walks and Alton reservoir. Situated on a generous plot with ample parking, the excellent accommodation is of good proportions and briefly comprises; entrance hall, kitchen-breakfast room, separate utility room, living room, dining room, fourth bedroom/versatile use room with en-suite, and WC on the ground floor with landing, three bedrooms and family bathroom on the first floor. To the outside the property is well set back from the road by a good-sized frontage, whilst to the rear there is an attractive and pristinely kept, impressive westerly facing garden enjoying a superb open outlook. Within an easily reachable proximity to the river Stour shoreline, Manningtree train station for London mainline access, and the Royal Hospital Independent School. Early viewing is highly advised.



## FRONT DOOR TO

### ENTRANCE HALL

With access to the downstairs WC.

### SITTING/LIVING ROOM

12' 10" plus bay x 12' 5" approx. (3.91m x 3.78m) Double glazed bay window to the front, oak flooring throughout, one radiator, feature wall papered wall, propane gas fire with stone surround and a TV point, opening through to dining room.



### DINING ROOM

12' 11" x 10' 5" approx. (3.94m x 3.18m) Double glazed window to the side, internal glazed double doors leading to the kitchen, oak flooring throughout and one radiator.

### KITCHEN- BREAKFAST ROOM

18' 3" x 10' 10" approx. (5.56m x 3.3m) Striking open plan room boasting full width double glazed windows to the rear, spot lights, tiled flooring throughout, one radiator, a double glazed window to the side, a range of eye and base level units in shaker style white with gold handles and wood effect worktop surfaces, a sink plus drainer and chrome mixer tap, space for a fridge/freezer, dishwasher, cooker and washing machine.





Total area: approx. 129.7 sq. metres (1396.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### UTILITY ROOM

10' 1" x 8' 4" approx. (3.07m x 2.54m) Tiled flooring, a double glazed window to the side, base units in white, a sink plus drainer and chrome flexi mixer tap, a fitted shower and space for a washing machine and tumble dryer, floor standing oil fired boiler.

### FOURTH BEDROOM/VERSATILE USE

17' 10" x 9' 1" approx. (5.44m x 2.77m) Patio doors leading to the rear garden, one radiator, carpet flooring, a door leading to the en suite and a TV point.

### EN SUITE

8' 9" x 3' 2" approx. (2.67m x 0.97m) A double shower with handle less glass enclosure, tiled splashback, fully tiled walls and flooring, low level WC, pedestal wash hand basin, a double glazed window to the front and one radiator.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to side, loft access, doors to.

### BEDROOM ONE

12' 4" plus bay x 11' 8" approx. (3.76m x 3.56m) A double glazed bay window to the front, carpet flooring, a full wall of fitted wardrobes, chest of drawers and a vanity unit, TV point, one radiator and a feature wall papered wall.

### BEDROOM TWO

12' 11" x 10' 5" approx. (3.94m x 3.18m) Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

### BEDROOM THREE

9' 5" x 8' 5" approx. (2.87m x 2.57m) Double glazed window to the rear, carpet flooring and one radiator.

### FAMILY BATHROOM

6' 5" x 5' 10" approx. (1.96m x 1.78m) Low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, a double glazed window to the front, fully tiled walls and flooring, one radiator and an extractor fan.

## OUTSIDE

### Front Garden

A retaining brick wall border, large lawned area, shrubs, hedging, a pebble driveway leading to the front door and a side gate leading to the rear garden.

### Rear Garden

A beautiful westerly facing impressive rear garden which is not overlooked, including a large lawned area with multiple vegetable patches, shrubs, raised flower beds, a hedged border along the side and back wall, a further secret garden to the rear with a shed, green house, further vegetable patches and a large lawned area, a large raised patio area perfect for seating and al fresco dining, two side access points, an outside tap and light, concealed oil and propane tanks.

## BABERGH COUNCIL

Tax band C - Approximately £1,765.41 PA (2023-2024).

## LOCAL SCHOOLS

Holbrook Primary and High Schools.

Royal Hospital Independent School.

### Energy performance certificate (EPC)

Ipswich Road Holbrook IP19WCH IP19 2DY	Energy rating <b>E</b>	Valid until: 24 July 2033 Certificate number: 6800-5749-0922-2229-3373
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Property type	Detached house
Total floor area	104 square metres

### Rules on letting this property

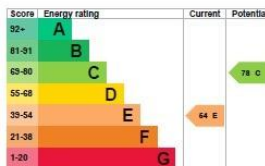
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



## VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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