



Grier & Partners



19 ABBOTT WAY, HOLBROOK,  
SUFFOLK, IP9 2FG  
ASKING PRICE OF £389,000





## INTRODUCTION

Detached four bedroom family home situated in the charming peninsula village of Holbrook within a short walk of the village school and facilities. The property offers en-suite to bedroom one, an open plan kitchen/ Dining room, utility room, sitting room, pleasant rear garden and a single garage with ample off road parking. No onward chain, we highly recommend a viewing.



#### INFORMATION

Completed some five years ago to modern building standards throughout, cavity construction with brick elevations under a tiled roof. Heating is via an electric boiler to radiators throughout and hot water via a mains pressure tank/ immersion heater. Electrics via RCD consumer unit. Broadband is available in the area. Windows and doors are a combination of UPVC and composite sealed units. A photovoltaic solar panel array is situated on the South Facing roof.

#### DIRECTIONS

Coming off the A14 at junction 56, Head north on the A137 towards Ipswich. Turn right on the roundabout and join the B1456/B1080 and continue along this road for about 3.5 miles. When you enter the village of Holbrook, Turn left onto Abbott Way. continue around the corner and the property can be found on the left hand side with off-road parking for 2 cars and guest spaces on the road.



#### HOLBROOK

Offers a wide range of local facilities including both primary and high schools within walking distance. The village has a small Co-op store, independent butchers, newsagents, doctors and post office. There are many recreational facilities available locally including sailing at Alton Water and on the Rivers Orwell and Stour. Both Ipswich and Manningtree main line stations are within 15 minutes drive offering rail links to London Liverpool Street. Holbrook is also served by the no. 92 bus service between Ipswich and Manningtree.

#### SERVICES

Mains drainage, water and electric are connected to the property. Local Babergh District Council - 0300 123 4000, Council Tax Band - E, Energy Performance Certificate - C

#### NOTE

Abbott Way is a private road. Communal landscaping, roadways, footpaths and street lighting are managed by Norwich Residential Management (NRM) and there is an annual service charge on each property. For 2023 the service charge for 19 Abbott Way is £161.53.



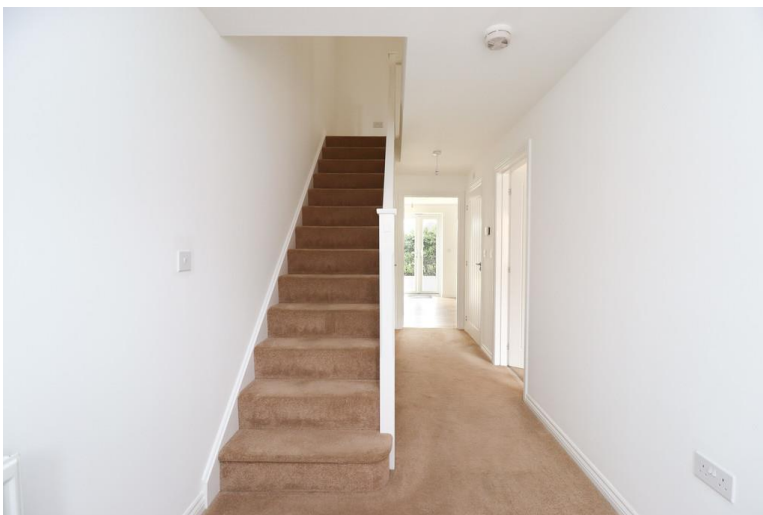
**THE ACCOMMODATION** over two floors, on the ground floor:

#### ENTRANCE

via a secure four panel composite door from the front path into the:

#### HALL

19'01 x 6'04 stairs ascend to the first floor, under stairs storage space and cupboard contains the mains pressure hot water cylinder and electric central heating boiler.





#### **CLOAKROOM**

5'11 x 4'00 tile effect flooring, w/c and pedestal wash basin with tiled splashback. Hanging space to the side, central light and extractor fan.

#### **SITTING ROOM**

14'09 x 11'10 window to the front over lavender beds, spacious principal sitting room. Connection points for BT telephone master socket, digital television aerial and satellite dish.



#### **KITCHEN/ DINING ROOM**

18'09 x 11'00 window to the rear overlooking the back garden. The kitchen comprises a range of modern furniture wall and base units to two sides under a knotted dark oak effect work surface with inset stainless steel sink and drainer, space/plumbing/electrics under for freestanding dishwasher. Integrated four ring hob, with integrated extractor hood over. Integrated eye level double ovens. Plentiful storage space. Glazed double doors out into the rear garden and terrace. Internal door to the:

#### **UTILITY ROOM**

5'07 x 4'00 internal room with extractor fan, work surface to the front with storage and space/plumbing/ electrics under for a freestanding washing machine.



#### **ON THE FIRST FLOOR**

four generous bedrooms:

#### **BEDROOM ONE**

12'00 x 10'11 window to the front (West), built in wardrobes with sliding door and extensive internal storage, ample space for king size bed and door into the:



#### **EN-SUITE SHOWER ROOM**

6'07 x 3'11 wood effect flooring, full width tiled shower cubicle to the rear with glazed sliding doors, w/c and pedestal wash basin, mirrored cabinet and tiled splashback above. Extractor fan and lighting.

#### **BEDROOM TWO**

11'07 x 9'02 window to the rear (East), overlooking open farmland and fields beyond the rear garden, built in wardrobes.



**BEDROOM THREE**

10'10 (max) x 9'03 window to the rear (East), again far reaching views over farmland and fields. Loft access.

**BEDROOM FOUR/ STUDY**

7'08 x 7'04 window to the front (West), a good sized single bedroom, generous nursery room or study with telephone and electric sockets provided.

**FAMILY BATHROOM**

6'07 x 5'06 inset panel bath to the side with fully tiled walls, shower and screen over, pedestal wash basin with tiled splashback and mirror over, w/c. Lighting and extractor fan.



**LANDING**

11'10 x 7'09 (incl stairwell) doors to first floor rooms, spacious landing.

**OUTSIDE**

to the rear of the property a garden measuring some 32'10 x 23'10 takes in a sheltered Easterly aspect with well defined fence and hedge boundaries, outside tap and lighting. Garden shed to the side, gateway to the ample block paved parking area at the side of the property for a number of vehicles.



**GARAGE**

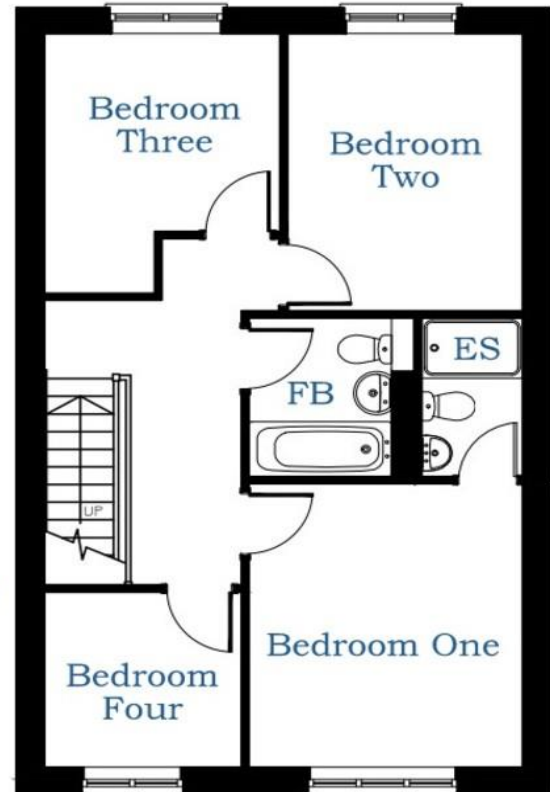
18'01 x 9'08 personal door to the side, up and over door to the front, power and light are connected to this useful space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

