

37 Abbott Way, Holbrook, Ipswich, IP9 2FG



**2 bedrooms**  
**Open-plan kitchen/sitting room**  
**En-suite and family bathroom**

**Freehold**  
Guide Price  
**£245,000**  
Subject to contract  
**Parking**



Situated within a modern development and currently backing onto fields is this modern property with contemporary open-plan accommodation

# Some details

## General information

Situated on the Admirals Quarter development within the sought-after village of Holbrook is this two bedroom end terrace house which was constructed circa 2018 and currently backs on to open fields. The property offers contemporary open-plan accommodation with a kitchen/sitting room with double doors out onto the garden as well as an en-suite to the main bedroom and a family bathroom. There is parking for two cars, double glazing, central heating and garden.

The reception hall has double cupboard with plumbing for a washing machine, opposite is a cloakroom with white WC and basin. A door leads from the hall into the kitchen/sitting room which offers contemporary open plan living with the kitchen area having an extensive range of base and eye-level units, work surfaces and sink. There is an integrated oven, hob with extractor, dishwasher and fridge/freezer. The sitting area has an understairs cupboard and double doors leading to the patio.

The landing has doors to the two bedrooms and family bathroom. The main bedroom is situated to the rear with far reaching views and a door leads to the en-suite shower room with WC, basin and shower. The bathroom has a further contemporary suite of bath with shower over, WC and basin.

### Reception hall

5' 2" x 4' 8" (1.57m x 1.42m)

### Cloakroom

4' 9" x 4' (1.45m x 1.22m)

### Kitchen/sitting room

21' 5" x 13' 2" (6.53m x 4.01m)

### Landing

### Bedroom one

10' 3" x 9' 8" (3.12m x 2.95m)

### Ensuite

10' 3" x 3' 7" (3.12m x 1.09m)

### Bedroom two

13' 2" x 8' 3" max (4.01m x 2.51m)

### Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

## The outside

The front garden is enclosed by picket fencing with various shrubs and borders. There is a path leading to the front door. To the side of the property is a block paved driveway providing parking for two cars in tandem with a gate leading to the rear garden.

The rear garden is enclosed by wooden fencing and currently backs onto fields and is predominantly laid to lawn with patio area to the immediate rear of the property and wooden shed.

## Where?

Admirals Quarter is a modern development built around 2018 within the sought-after peninsula village of Holbrook, which is approximately seven miles south of Ipswich. Holbrook has a range of amenities including primary and secondary schools, doctor surgery, village stores and pub. There is private schooling at The Royal Hospital School in Holbrook and Ipswich School at Woolverstone. For those with sailing interests Alton Water and Rivers Orwell and Stour are within easy reach. The location provides convenient access to the A12/A14 and the A137 with mainline railway stations available at both Ipswich and Manningtree.

## Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - C

## Agents note

There is a communal service charge which is to be confirmed.

## Directions

Proceed out of Ipswich town centre along Wherstead Road. At the roundabout turn left onto The Strand and proceed under the Orwell Bridge. Continue along passing Freston and take a right turning onto the B1080 signposted for Holbrook and Stutton. Upon entering the village of Holbrook take a left into Abbott Way and follow the road around to the right where the property can be found on the hand side.

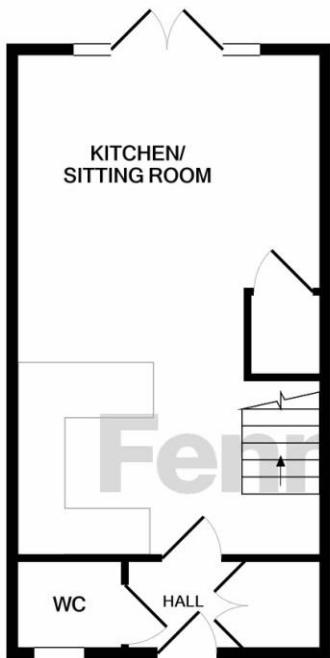
## Further information

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

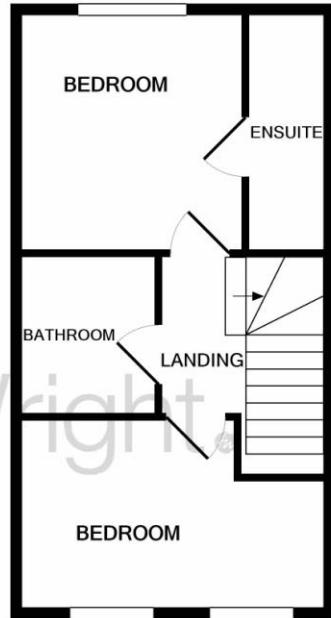
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## Viewing

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