

for sale

offers in excess of **£400,000**



## Ha'penny Field Holbrook Ipswich IP9 2TS

An early viewing is highly recommended on this superb turnkey ready detached home located in the popular picturesque village of Holbrook that has been beautifully & stylishly renovated throughout and offers a wide range of accommodation.

# Ha'penny Field Holbrook Ipswich IP9 2TS

## Entrance Hall

Front door with double glazed window to the side, Amtico flooring, radiator, and doors providing access to the dining room and kitchen. Stairs rising to the first floor.

## Cloakroom

Fitted with tiled walls, low level w/c, wash hand basin set within a vanity unit with mixer tap, heated towel rail, recessed spotlights, double glazed window to the side, and Amtico flooring.

## Lounge

A bright and spacious room featuring carpeted flooring, skylight allowing an abundance of natural light, sliding double glazed doors to the rear garden, radiator, and archway leading through to the dining room.

## Dining Room

With flooring, radiator, recessed spotlights, and feature wood burner set on a tiled hearth with slate surround. Open archway connecting to the lounge.

## Kitchen

Fitted with matching white gloss wall and base units, incorporating an electric hob and oven with extractor fan over, integrated dishwasher, and space for under-counter fridge. Concrete-effect work surfaces with inset stainless steel sink and drainer with mixer tap. Double glazed window to the front providing field views, under-stairs storage cupboard, breakfast bar, radiator, and Amtico flooring.

## Utility Room

Providing double storage cupboard with space for washing machine, tumble dryer, and additional freezer. Wall-mounted boiler (recently serviced as advised), recessed spotlights, Amtico flooring, and door leading to the rear garden.

## First Floor

## Landing

Carpeted with recessed spotlights and loft access. The loft is boarded.



## **Bedroom One**

Carpeted flooring, radiator, and double glazed window to the front enjoying field views.

## **En-Suite**

Fitted with Amtico flooring, low level w/c, wash hand basin, double shower enclosure, heated towel rail, extractor fan, and recessed spotlights.

## **Bedroom Two**

Carpeted flooring, recessed spotlights, built-in wardrobe, and double glazed window to the rear.

## **Bedroom Three**

Carpeted flooring, radiator, recessed spotlights, and double glazed window to the rear.

## **Bathroom**

Comprising a panelled bath with mixer tap and shower attachment, low level w/c, wash hand basin set in a vanity unit with mixer tap, heated towel rail, Amtico flooring, tiled walls, double glazed window to the rear, and useful eaves storage.

## **Outside**

### **½ Garage**

With up & over door.

## **Front Garden**

The property benefits from off-road parking with access to a half garage. The remainder is laid to shingle with side access leading to the front door.

## **Rear Garden**

A well-established garden featuring a large decking area ideal for al fresco dining, raised sleeper beds with a variety of planting, lawn area, and rear access gate leading to a public footpath.

## **Outbuilding**

An outbuilding is currently under construction, offering further potential.







Total floor area 123.3 m<sup>2</sup> (1,328 sq.ft.) approx

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Property Ref: ICH313208 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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