



Harkstead Road, Lower Holbrook  
£500,000

## Property Overview

Tucked away in the semi-rural hamlet of Lower Holbrook and surrounded by wide, open farmland within the Suffolk Coast & Heaths National Landscape, this well-appointed detached bungalow offers an unhurried pace of life, with Holbrook Creek close by for peaceful waterside walks and fresh coastal air.

Inside, the layout is both practical and welcoming, featuring an entrance porch, three bedrooms, a comfortable sitting room, a kitchen/dining room for everyday living, and a conservatory that opens the home to the garden and changing seasons. A shower room and separate bathroom add convenience for family life and visiting guests.

Outside, a south-facing rear garden provides a lovely spot to relax and entertain, complemented by a summer house for hobbies or quiet moments. Further highlights include a detached garage with electric door and a generous driveway offering parking for several vehicles.





## Property Setting

The property is located on the Shotley Peninsula in a beautiful rural setting in the desirable hamlet of Lower Holbrook within the Suffolk Coast & heaths AONB, just moments from the River Stour. The nearby village of Holbrook provides a number of everyday amenities, including a convenience store, a post office, and a doctor's surgery.



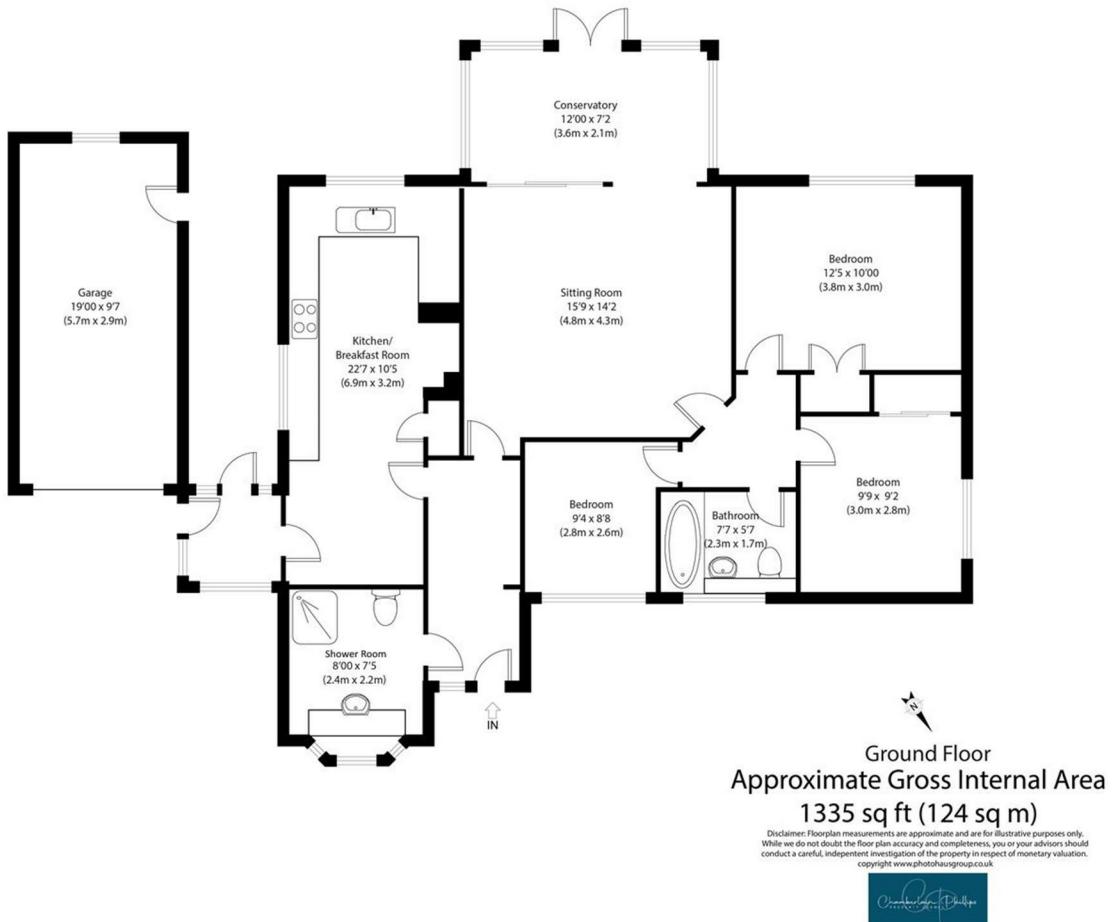
There is excellent schooling in the area, including a primary school, a secondary school and the independent Royal Hospital School. Further shopping, leisure and cultural facilities, as well as large supermarkets, can be found in Manningtree or Ipswich town centre about 7 miles away. The Manningtree mainline station only 7.5 miles away offers regular services to London Liverpool Street taking approximately 1 hour. The A12 and the A14 are both within easy reach, providing access to Colchester, Cambridge and the Suffolk Coast. Leisure facilities in the area include sailing at Alton Water and on the Rivers Stour and Orwell.

Holbrook 1.4 miles, A14 6.2 miles, Ipswich town centre 6.9 miles, A12 7.4 miles, Manningtree station 7.5 miles (Approx. 1 hour to London Liverpool Street)

Agents notes:

Tenure - Freehold  
Council tax - Band D  
Services - Oil/Electric/Water/Drainage  
Heating - Radiators via oil boiler  
Mobile - O2 & Vodafone are available  
Broadband - Ultrafast is available

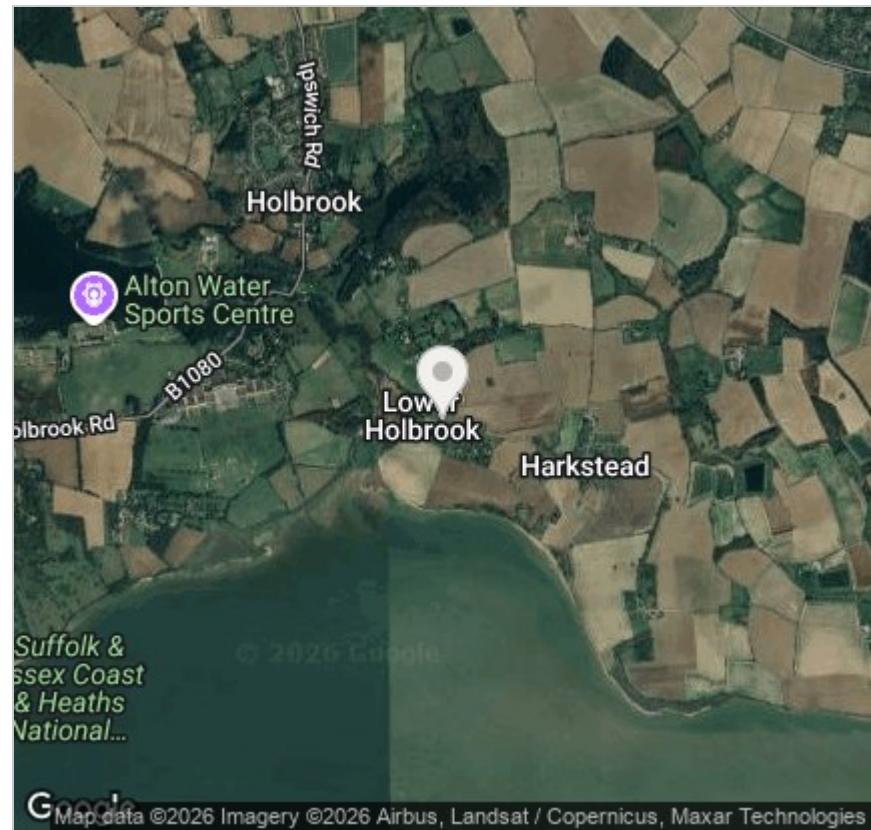
## Floor Plan



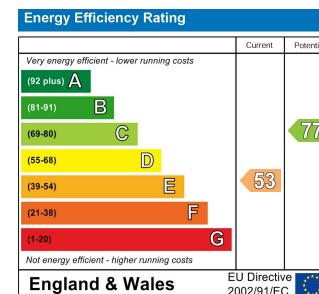
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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