



Abbott Way, Holbrook
£325,000

Holbrook

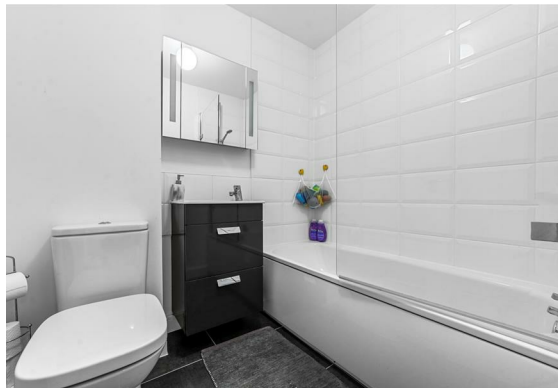
Tucked away in the heart of the charming village of Holbrook, this beautifully presented semi-detached home offers the perfect blend of modern comfort and countryside tranquillity. Ideal for first-time buyers, those looking to downsize, or as a delightful holiday retreat, this property is part of the prestigious Admirals Quarter—a sought-after development inspired by the timeless elegance of the nearby Royal Hospital School.

Designed with both style and functionality in mind, the home features three well-proportioned bedrooms, including a master suite with an en-suite shower room.

At the heart of the home, the bright and airy kitchen/dining room is thoughtfully designed with a patio doors opening onto the recently landscaped garden and comes fully equipped with an integrated double oven, fridge/freezer, washing machine, and dishwasher—ideal for those who love to cook and entertain.

Additional highlights include a convenient ground-floor cloakroom, an elegant family bathroom, an electric car charger and eco-friendly solar panels. The enclosed rear garden provides a peaceful outdoor space, perfect for alfresco dining or enjoying the surrounding countryside.

A private driveway offers ample off-road parking, completing this exceptional home. With scenic walks, excellent local amenities, and a welcoming community, this property presents a rare opportunity to embrace a lifestyle of both convenience and serenity.





LOCATION:

One of the most sought after villages within Suffolk, Holbrook is a thriving village within the Shotley peninsula standing between the banks of the Rivers Stour and Orwell. The village has a public house, butchers, church, doctors surgery, Co-op store incorporating the Post Office and a village hall. The area is served by a pre-school playgroup, primary school and Holbrook Academy, which shares a site with the Peninsula Sports Centre.

In addition to a primary and high school, Holbrook is home to the Greenwich Trust's Royal Hospital School, with Ipswich High School in the nearby village of Woolverstone. This quiet rural Suffolk retreat hosts various community events and offers many countryside walks. Sailing facilities can be found at the nearby Alton Water and Woolverstone Marina approximately five miles distant from Ipswich, as well as Fox's Marina in Ipswich and the popular Heritage Coast.

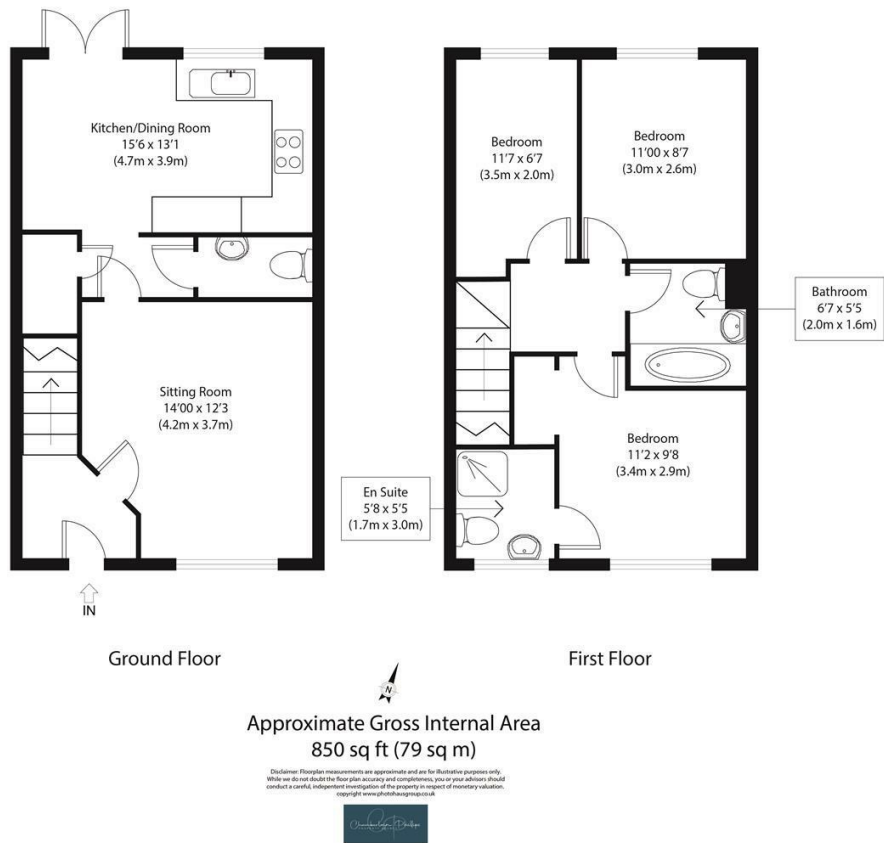
Ipswich mainline and Manningtree Stations are both easily accessible with services to London's Liverpool Street, as is the A12/A14.

Tenure - Freehold
Council Tax - Band C
Services Connected - Mains
Electric/Mains Water/Mains Drainage
Heating - Electric via radiators / Solar Panels
Telephone & Broadband - 02, Vodafone & EE are likely
Broadband - Superfast broadband is available
Estate Charge - An annual development charge is payable currently £209.11 PA



- SEMI DETACHED HOME
- POPULAR "ADMIRALS QUARTER" DEVELOPMENT
- WELL SERVED SOUGHT AFTER VILLAGE
- THREE BEDROOMS
- EN-SUITE TO PRINCIPAL
- REMAINDER OF NHBC WARRANTY
- COULD SUIT FIRST TIME BUYER, DOWNSIZER OR INVESTOR WITH 5% YIELD
- VIEWING ESSENTIAL

Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

