



Palmer & Partners



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Clifton Wood, Holbrook, Suffolk, IP9 2PY

Asking Price: £450,000

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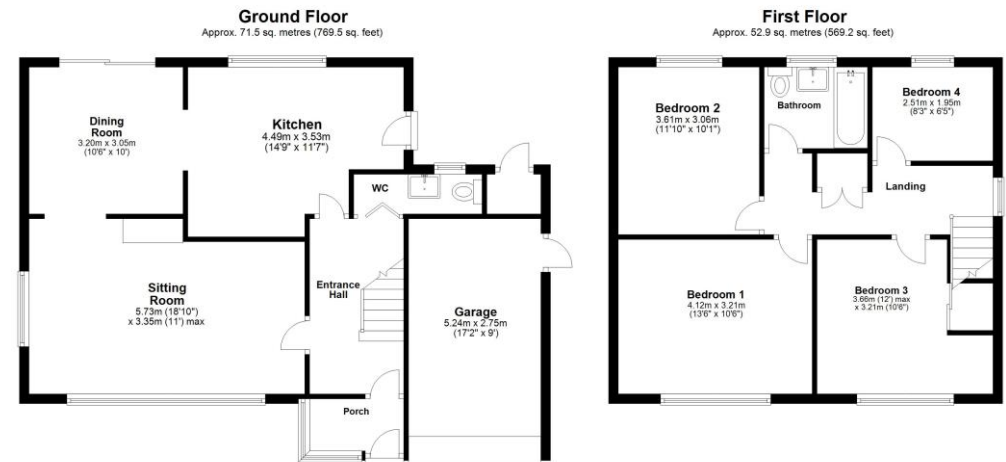
This substantial four bedroom detached house, tucked away down a quiet cul-de-sac in Holbrook village, just a short drive to Ipswich mainline train station and town centre, benefits from off-road parking, garage, double glazing, and oil fired central heating. The accommodation comprises front porch, entrance hall, kitchen which opens through to the dining room which in turn opens through to the sitting room, ground floor cloakroom, first floor landing, four bedrooms, and family bathroom.

Holbrook is a much sought after village situated on the Shotley peninsula in Babergh district around five miles south of Ipswich nestling between the River Stour and River Orwell. The village has one public house, Co-op store, church, Post Office, doctor's surgery with dispensary, butchers, village hall, and active village life. The excellent (ISI inspection 2021) Royal Hospital School is the opposite end of the village and the area is served by a primary school and Holbrook High School which shares a site with the Peninsula Sports Centre. The closest train stations to Holbrook are at Manningtree and Ipswich which provides direct rail links into London Liverpool Street station.

Council tax band: D
EPC Rating: TBC

Accommodation & Amenities

- Detached House
- Four Bedrooms
- Open Plan Sitting/Dining Room
- First Floor Bathroom
- Garage & Off-Road Parking
- Oil Fired Central Heating



Total area: approx. 124.4 sq. metres (1338.7 sq. feet)



