



3 Bedrooms

Clifton Wood, Holbrook, Ipswich, Suffolk, IP9

Offers in excess of:

£350,000

EPC Rating: To be



Palmer & Partners are pleased to present to the market this nicely presented three bedroom semi-detached house situated in the sought after village of Holbrook, this wonderful family home is situated on a good size plot and offers scope to extend and develop (subject to planning permission). This wonderful home benefits from a block paved driveway providing parking for two vehicles, detached garage, and a wonderful landscaped rear garden that backs onto woodlands.



As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, lounge / diner, modern kitchen / breakfast room, conservatory, first floor landing, three bedrooms, and modern family bathroom.

Council tax band: D
EPC Rating: TBC

Outside -Front The garden is laid to lawn with gated side access to the rear garden, hedge borders, off-road parking in front of the garage, front porch in to;



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Entrance Hall Radiator, stairs to the first floor, understairs storage cupboard and access to;

Lounge / Diner 23'7" x 11'6" (7.2m x 3.5m). Window to the front aspect, two radiators, large built in storage unit with shelving and door through to:

Conservatory 12'10" x 10'2" (3.9m x 3.1m). Doors opening out to the rear garden and radiator.

Kitchen / Breakfast Room 13'1" x 10'6" (4m x 3.2m). Fitted with a range of modern matching eye and base level units, inset sink and drainer, integrated double oven and hob with extractor hood over, space for washer machine, dishwasher and under counter fridge freezer, large larder cupboard, radiator, and window to the rear aspect, and door opening out to the rear garden.



First Floor Landing Loft access, airing cupboard and doors to the bedrooms and bathroom.

Master Bedroom 11'2" x 7'3" (3.4m x 2.2m). Window to the front aspect, radiator, and built-in cupboard.

Bedroom Two 12'10" x 9'10" (3.9m x 3m). Window to the rear aspect and radiator.

Bedroom Three 12'10" x 10'6" (3.9m x 3.2m). Window to the front aspect, radiator, and built-in wardrobe.



Bathroom Modern three piece suite comprising bath with shower over, low-level WC and vanity hand wash basin with storage beneath, upright radiator, and two obscure windows to the rear aspect.

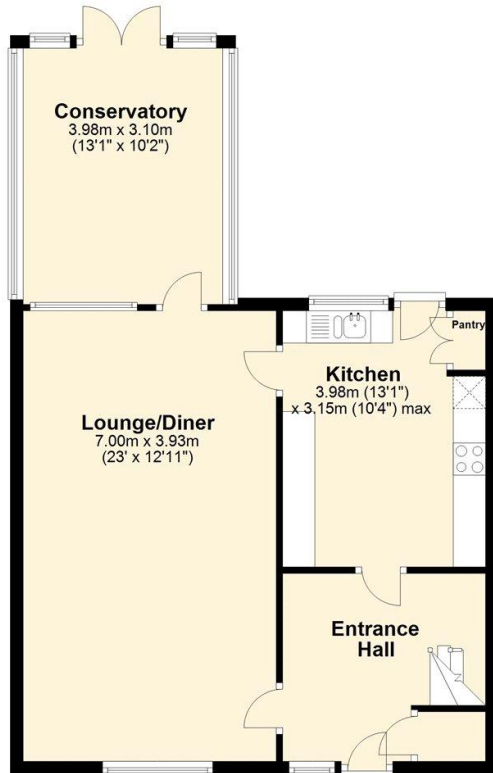
Outside- Rear The good size and landscaped garden backs onto woodlands and is predominantly laid to lawn, well-stocked with mature shrub and hedge borders, wooden shed to remain, patio area, side gate offering access back to the front, brick built storage, feature pond, hard standing behind the shed for the oil tank and is fully enclosed.



Detached Garage 16'5" x 8'10" (5m x 2.7m). Up and over door with power and light connected.

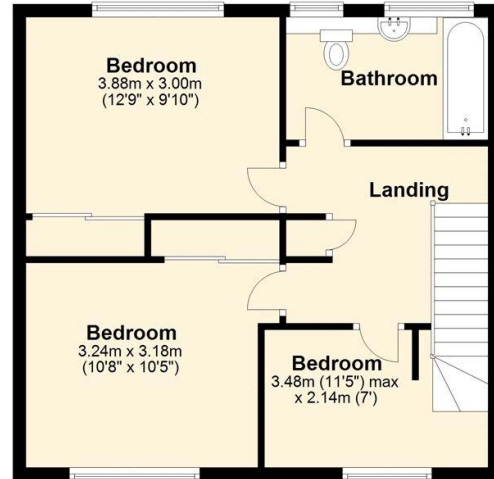
Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.