



Church Hill, Ipswich,
£800,000

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GRACE ESTATE AGENTS are delighted to present this rarely available detached six-bedroom residence, introduced to the market for the first time since 1994. This beautiful detached house is located in charming and picturesque village of Holbrook. Significantly enhanced by a double and single-storey extension completed in 2005, the home offers an exceptional blend of space, comfort and timeless design.

Inside, the generous layout includes five versatile reception rooms, perfect for family living, entertaining, or creating dedicated workspaces. The heart of the home is the beautifully appointed kitchen, complete with underfloor heating and a butler-style double sink, adding both charm and practicality.

The property boasts four well-finished bathrooms, including a luxurious marble family bathroom with a marble suite, offering a spa-like retreat.

Outside, the home benefits from off-road parking for multiple vehicles, providing convenience for busy households or visiting guests.

This is a rare opportunity to acquire a substantial and cherished family home with impressive proportions and huge further potential.

Reception Room

11'11" x 19'7" (3.64 x 5.98)

Double glazed windows to rear aspect, access to the rear garden, kitchen and living room. Electric log burner and radiator.

Living Room

21'10" x 14'6" (6.68 x 4.43)

Double glazed French doors to the rear garden, double glazed windows to rear aspect, double glazed windows to side aspect, radiator, coal/logs fire place and access to lobby and reception room.

Sitting Room

12'5" x 10'11" (3.79 x 3.33)

Double glazed windows to side aspect, radiator and access to the basement.

Kitchen

14'9" x 20'0" (4.51 x 6.10)

Tiled flooring with underfloor heating, matching eye level and base units with quartz worktops over, double glazed window to rear aspect, space for fridge freezer, space for double oven, kitchen island with quartz worktops over, tiled flooring and splash back. Access to the utility room and reception room.

Utility Room

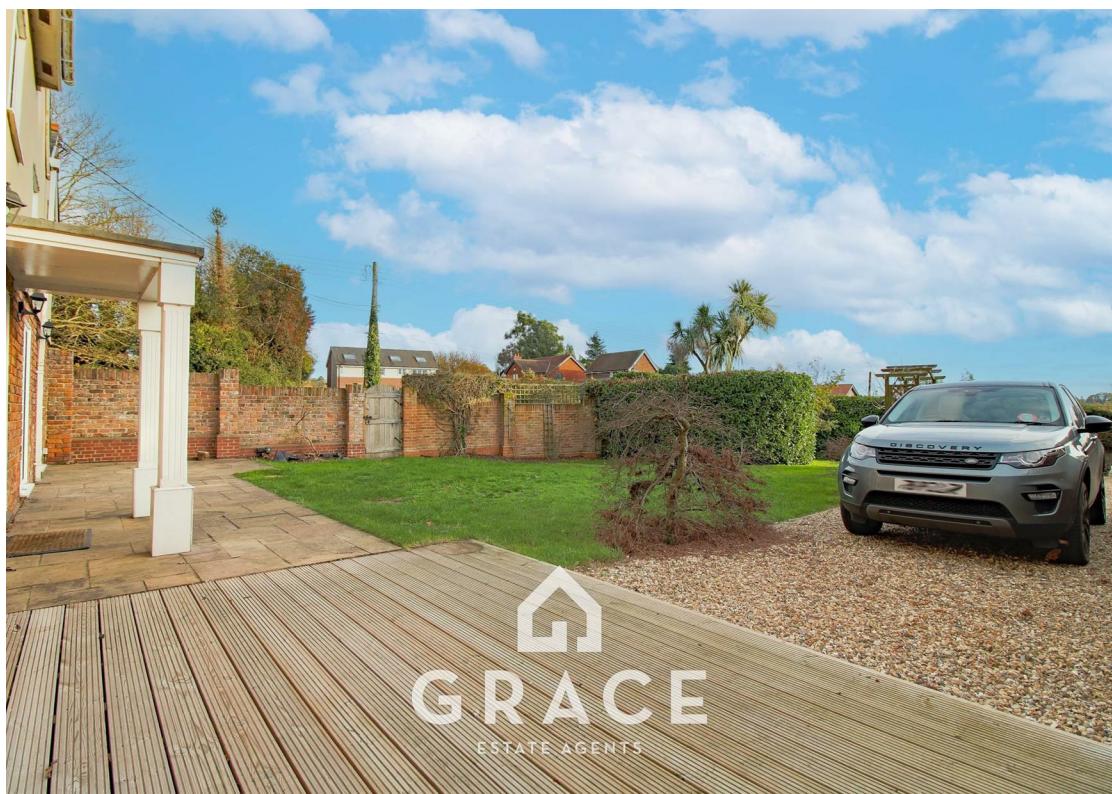
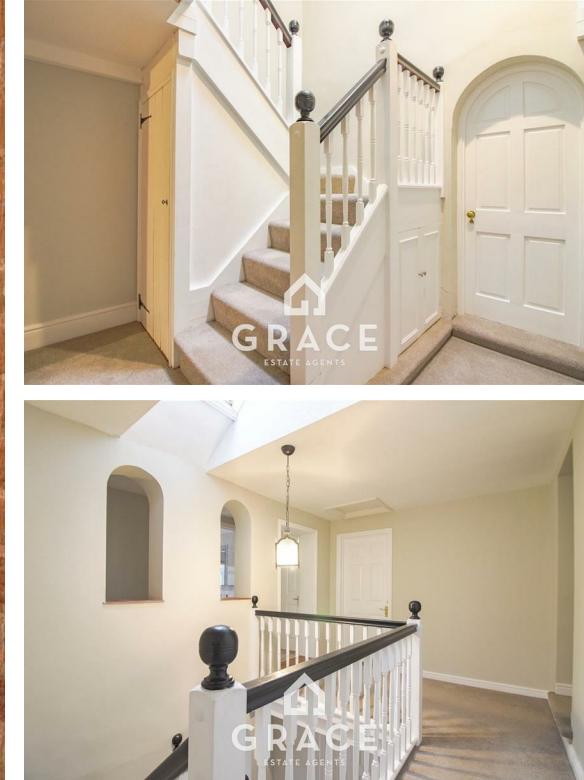
9'0" x 20'11" (2.76 x 6.39)

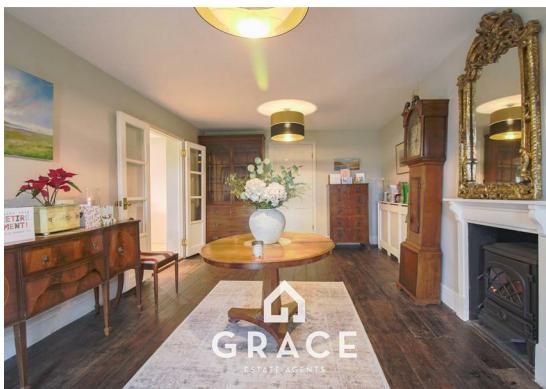
Matching eye level and base units with quartz work tops with upstand, butler sink, double glazed window to front aspect, double glazed to rear aspect and double glazed Upvc door to rear aspect, tiled flooring and access to kitchen and cupboard.

Family Room

14'9" x 14'2" (4.52 x 4.33)

Two double glazed windows to front aspect and two radiators.





Cloakroom
8'4" x 4'8" (2.55 x 1.44)
Marble hand wash basin, low level WC, radiator, double glazed window to front aspect, Tiled walls and floors.

Music Room
16'3" x 8'8" (4.96 x 2.66)
Radiator, coal and gas fire place and double glazed windows to side front aspect.

Family Bathroom
7'7" x 12'4" (2.33 x 3.77)
Double hand wash basin with mixer taps, free standing bath with mixer tap and hand held shower. Walk in shower with ceiling mounted shower head, low level WC, heated towel rail. Double glazed window to side aspect and tiled flooring and splash back.

Bedroom Six
10'0" x 11'10" (3.05 x 3.61)
Double glazed window to rear aspect and radiator.

Bedroom Five
10'11" x 11'5" (3.34 x 3.49)
Radiator and double glazed windows to rear and side aspect.

Bedroom Four
12'5" x 8'7" (3.79 x 2.62)
Double glazed window to front aspect and radiator.

Bedroom Three
16'8" x 9'3" (5.10 x 2.84)
Radiator, double glazed window to rear and side aspect.

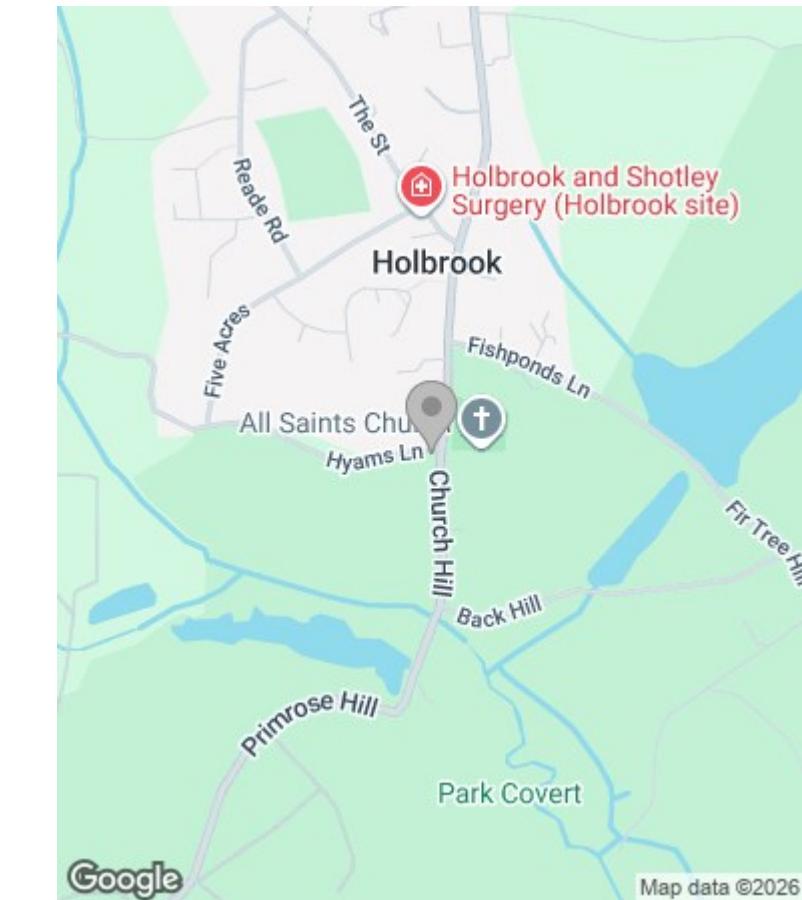
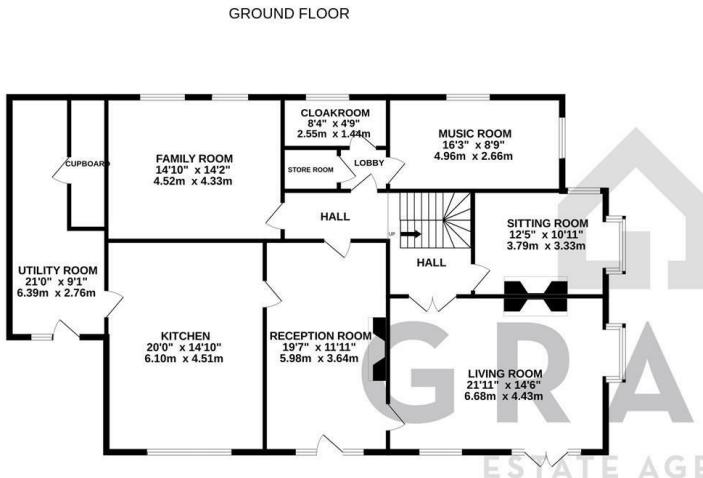
Bedroom Two
8'11" x 9'11" (2.72 x 3.03)
Double glazed window to rear aspect and radiator.

Master Bedroom
14'10" x 12'0" (4.54 x 3.67)
Double glazed window to rear aspect, radiator and access to ensuite.

Ensuite
7'8" x 12'1" (2.36 x 3.70)
Marble double hand wash basin with mixer taps, low level WC, Walk in shower with ceiling mounted shower head, heated towel rail, double glazed window to side aspect, access to storage cupboard, tiled walls and floor and access to the master bedroom.

Bathroom
6'5" x 8'8" (1.98 x 2.66)
Hand wash basin, walk in shower, low level WC, radiator, double glazed window to front aspect and tiled flooring and splash back.

Rear Garden
Shingle driveway with space for ample parking, wooden gate for access from the rear garden to the road, patio area leading to a lawned area, wooden decking area from the utility rear door leading to lawn and shingle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

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