



Church Hill, Ipswich, Suffolk
£700,000



This exciting new development of detached bungalows on Church Hill Holbrook are nestled on the Shotley Peninsular between the Rivers Orwell and Stour. Alton Water being minutes away, and the the coast within easy reach and the historic moorings of Pinmill are a short drive away. One of the most sought after villages in south Suffolk. There is an active community and a good range of local amenities, village store, post office, doctors surgery, butchers, dispensary, hairdressers, 2 Pubs (one with restaurant) and a mobile library bi-weekly.

In addition to a primary and a high school, Holbrook is home to the Greenwich Trust's Royal Hospital School,

This stunning bungalow enables you the opportunity to enjoy modern living, yet reside within a peaceful rural setting, with an area of outstanding natural beauty to the rear.

Completed to a high specification, These exquisite bungalows are finished to a very high specification and feature contemporary design. They offer open-plan living and are energy efficient for modern living. The well-appointed bespoke fitted kitchens feature a range of eye-level and base units with integrated appliances. A contemporary bathroom completes this beautiful accommodation.

Outside the property a range of external materials gives this property the look of a traditional appearance within this rural setting as an area outstanding natural beauty.

Entrance Hall

LVT flooring with stairs to first floor and doors off

Bedroom

Double glazed window to front, multiple power sockets including a raised point ready for a wall mounted TV.





Kitchen

Double glazed windows and doors to rear overlooking garden with field views, fully fitted kitchen with all appliances included, with matching wall and base units offering ample storage space, island with work top offering space for a breakfast bar, lighting under units.

Utility

Matching wall and base units with the Kitchen, stainless steel sink and drainer.

Lounge

Bifold doors leading to the garden, with stunning field views, double glazed window to side, LVT flooring.

First Floor Landing

Doors off

Family bathroom

Double glazed Velux window, double shower cubicle, low level WC, bath, His and Hers hand wash basin, LVT flooring and a feature tiled wall.

Bedroom

Two large Velux style windows which make the room extremely light offering a spacious feel.

Bedroom

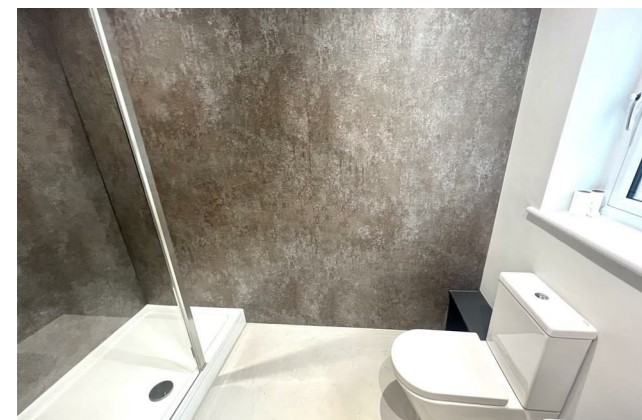
Two large Velux style windows allowing ample light giving the room a spacious airy feel.

Outside space

Leading off Church Hill to a small development of four bungalows. This property has it's own block paved driveway, with a barn style gate allowing vehicular access. To the front of the property there is a wall surround with a lawn area.

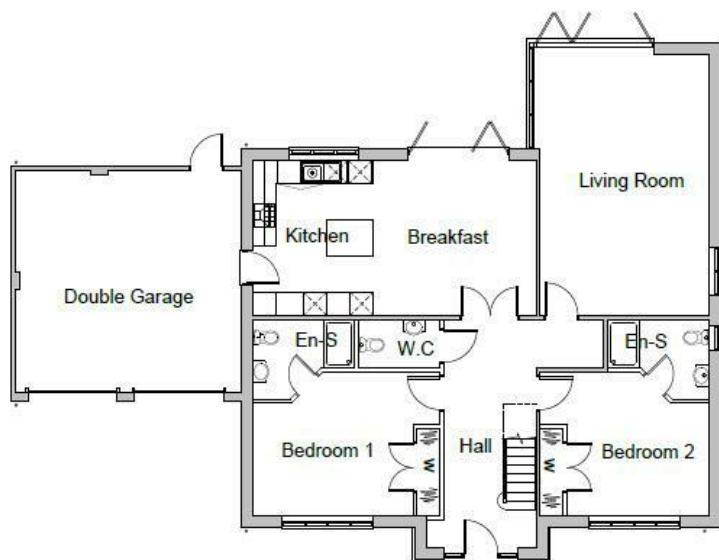
The rear of the property is mainly laid to lawn with a patio area, which can be accessed from the side or via the bifold doors from the lounge. Beyond the garden, there are outstanding field views filled with wildlife.

The local area offers great places for walking and sightseeing.

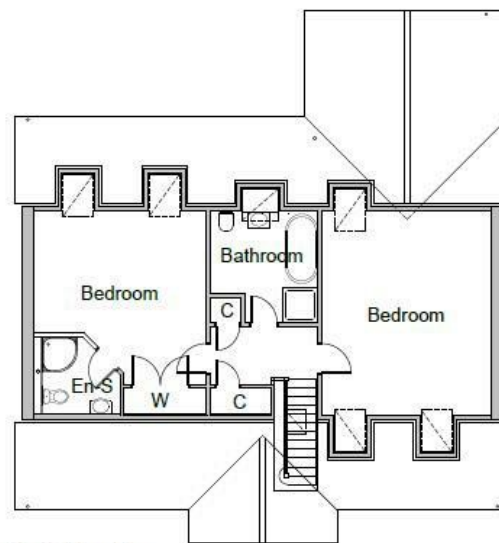




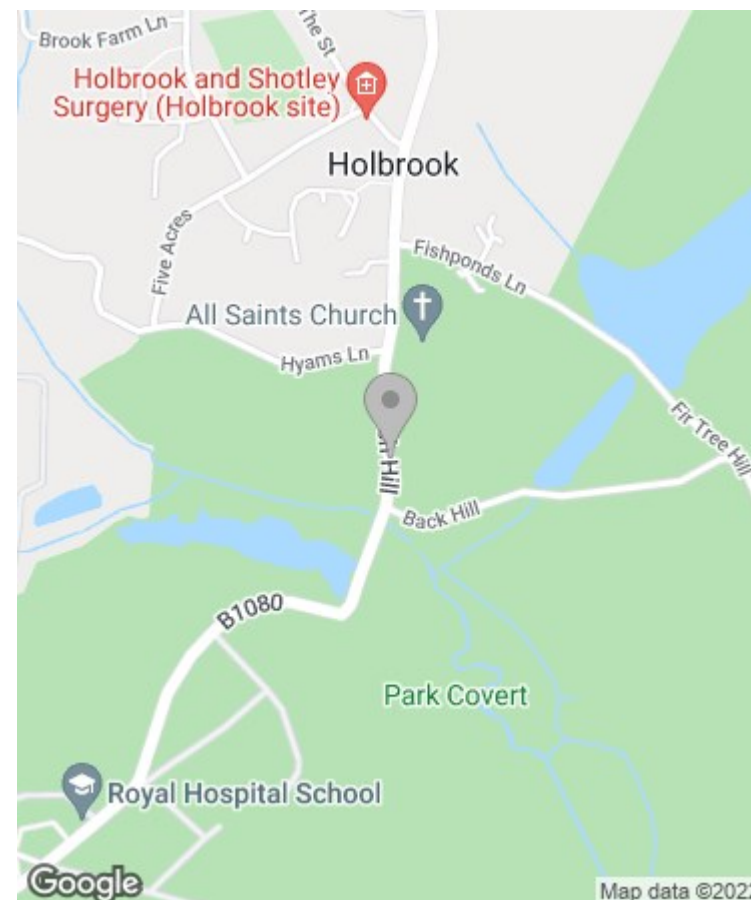




Proposed Ground Floor Plan
Plot 4



First Floor Plan



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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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	