



# 16 DENMARK GARDENS

Holbrook

| Suffolk



Chapman Stickels

## 16 DENMARK GARDENS, HOLBROOK, SUFFOLK, IP9 2BG

## A SPACIOUS FOUR-BEDROOM DETACHED HOUSE WITH A SEPARATE ANNEXE, OFF ROAD PARKING AND GARDENS

Manningtree – 7 Miles (London Liverpool Street from 54 minutes)  
Ipswich – 6 Miles (London Liverpool Street from 58 minutes)  
Colchester – 15 Miles (London Liverpool Street from 48 minutes)

- Porch • Entrance hall • Sitting room •
- Open plan kitchen / dining / family room • Pantry •
- Utility • WC • Four bedrooms • Two bathrooms (1 en-suite) •
- Separate one bedroom annexe • Parking • Gardens •

### The Property

Discreetly positioned at the end of a well-regarded development of detached executive homes, in the sought after village of Holbrook, 16 Denmark Gardens is a substantial four-bedroom family house with the added benefit of a detached annexe. The well-presented accommodation offers a welcoming entrance hall which leads to the spacious ground floor accommodation. The sitting room is of generous proportion and has an attractive inglenook fireplace, with French doors leading to an enclosed decking area, perfect for enjoying Al Fresco dining during the warmer months. To the rear of the house lies a fabulous open plan kitchen/dining/family room with a pantry connected. The well-equipped modern kitchen offers various base and eye level units with granite worktops and has integrated appliances such as an Indesit dishwasher, fridge, and electric Bosch oven and hob. Beyond this, further accommodation comprises a WC and utility room.

On the first floor a generous landing space provides access to four bedrooms and a fully tiled family bathroom with heated towel rail. Bedroom 1 has been fitted with a purpose built wardrobe and benefits from a spacious en-suite bathroom with a luxurious Spa bath and separate shower cubicle with twin sinks. Bedroom 2 also offers a built-in wardrobe.

Outside the house is nestled within a corner plot with a front lawn and attractive rose bed, with a drive offering ample off-road parking. To the rear lies a tranquil and private landscaped garden offering raised beds filled with various plants and shrubs of interest, with a detached annexe which was originally the garage and was tastefully converted in 2013 offering flexible living accommodation.



## Location

The desirable village of Holbrook is located within the Shotley Peninsula approximately five miles south of Ipswich. The village has a post office, church, Co-op store, butchers, doctor's surgery and a village hall. The village is also served by Holbrook Academy primary school, as well as The Royal Hospital School. The closest train stations to Holbrook are at Manningtree and Ipswich which provides direct rail links into London Liverpool Street station.

## Services

We understand mains water, drainage and electricity connected.  
Air Source Heat Pump to radiators – installed February 2026

## Local Authority and Council Tax Band

Babergh District Council  
Tax Band F (2025)

## EPC Rating

Current E (48). Potential B (86).



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Approximate Floor Area  
 Main House - 1797 sq. ft / 166.96 sq. m  
 Annexe - 324 sq. ft / 30.13 sq. m

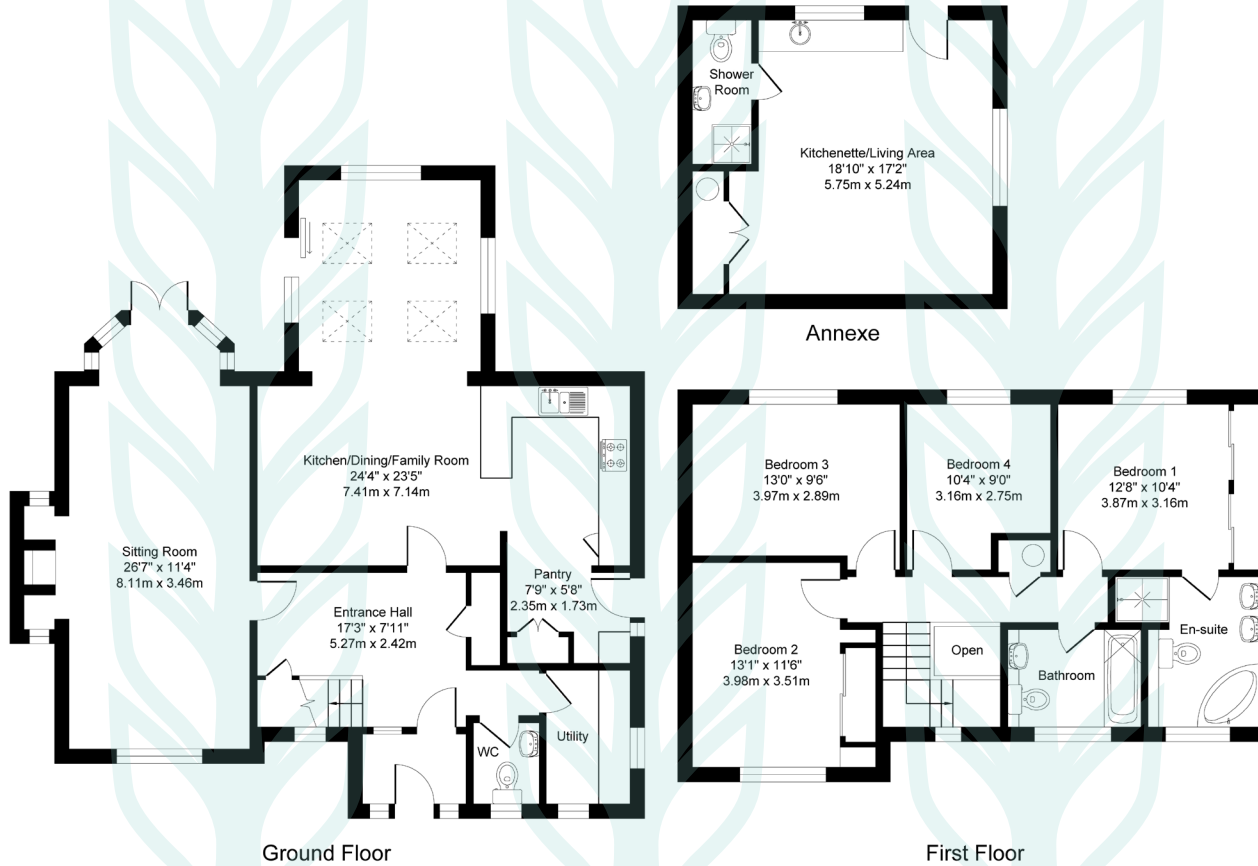


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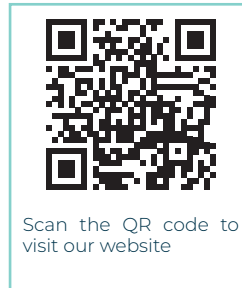
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