



Gallister Gate, Lower Holbrook, Suffolk

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Gallister Gate Alton Green Lower Holbrook Ipswich Suffolk IP9 2RN

A light and comfortable single-storey property in a sought-after location close to the river, to the outskirts of Holbrook.

Holbrook 1.4 miles, A14 6.2 miles, Ipswich town centre 6.9 miles, A12 7.4 miles, Manningtree station 7.5 miles (Approx. 1 hour to London Liverpool Street)

Hall | Kitchen | Dining room | Garden room
Sitting room | Family bathroom | 3 Double
Bedrooms | Office | Utility | Cloakroom | Garage
EPC Rating D

The property

Gallister Gate is a semi-detached single-storey home which offers light-filled and comfortable, flexible accommodation throughout, set in delightful, well-established gardens only a short distance to Holbrook Creek and the River Stour.

The well-proportioned sitting room is bathed in light, and provides access to the impressive garden room located towards the rear of the property. With vaulted ceiling, skylights, full-height panoramic windows and sliding glass doors opening onto the west-facing garden, this room is perfect for the family to gather whilst also providing a sunny spot to enjoy the garden even in the colder months. Adjacent is the dining room, which allows for convenient access to the kitchen. Fitted with a range of wall and base units and built-in appliances, and allowing for ample prep space, the kitchen offers bright views to the driveway. Further reception rooms

include the useful study which benefits from built-in storage with a utility and downstairs cloakroom beyond.

There are three well-presented double bedrooms, all of which benefit from wonderful natural light and built-in storage. A family bathroom with separate shower completes the internal accommodation.

Outside

A block-paved driveway is located to the front of the house with parking for a number of vehicles and access to the detached garage. The predominantly south-west facing garden is located to the side and rear of the property, welcoming plenty of sunlight throughout the day. The garden is well-established and has been landscaped with many areas to sit and enjoy the surroundings. Paved terracing and pathways, with gravel beds benefit from a wealth of plants and shrubs and an ornamental pond. A useful vegetable garden is tucked away offering ideal space for home-grown veg. The remainder of the gardens are mainly laid to lawn with well-stocked border flowerbeds and established hedging and trees.



Location

The property is located on the Shotley Peninsula in a beautiful rural setting in the desirable hamlet of Lower Holbrook within a Heaths Area of Outstanding Natural Beauty, just moments from the River Stour. The nearby village of Holbrook provides a number of everyday amenities, including a convenience store, a post office, and a doctor's surgery.

There is excellent schooling in the area, including a primary school, a secondary school and the independent Royal Hospital School. Further shopping, leisure and cultural facilities, as well as large supermarkets, can be found in Ipswich town centre about 7 miles away. Manningtree mainline station only 7.5 miles away offers regular services to London Liverpool Street taking approximately 1 hour. The A12 and the A14 are both within easy reach, providing access to Colchester, Cambridge and the Suffolk Coast. Leisure facilities in the area include sailing at Alton Water and on the Rivers Stour and Orwell.

General

Local Authority: Babergh District Council
Services: Oil-fired central heating. All other mains services are connected.

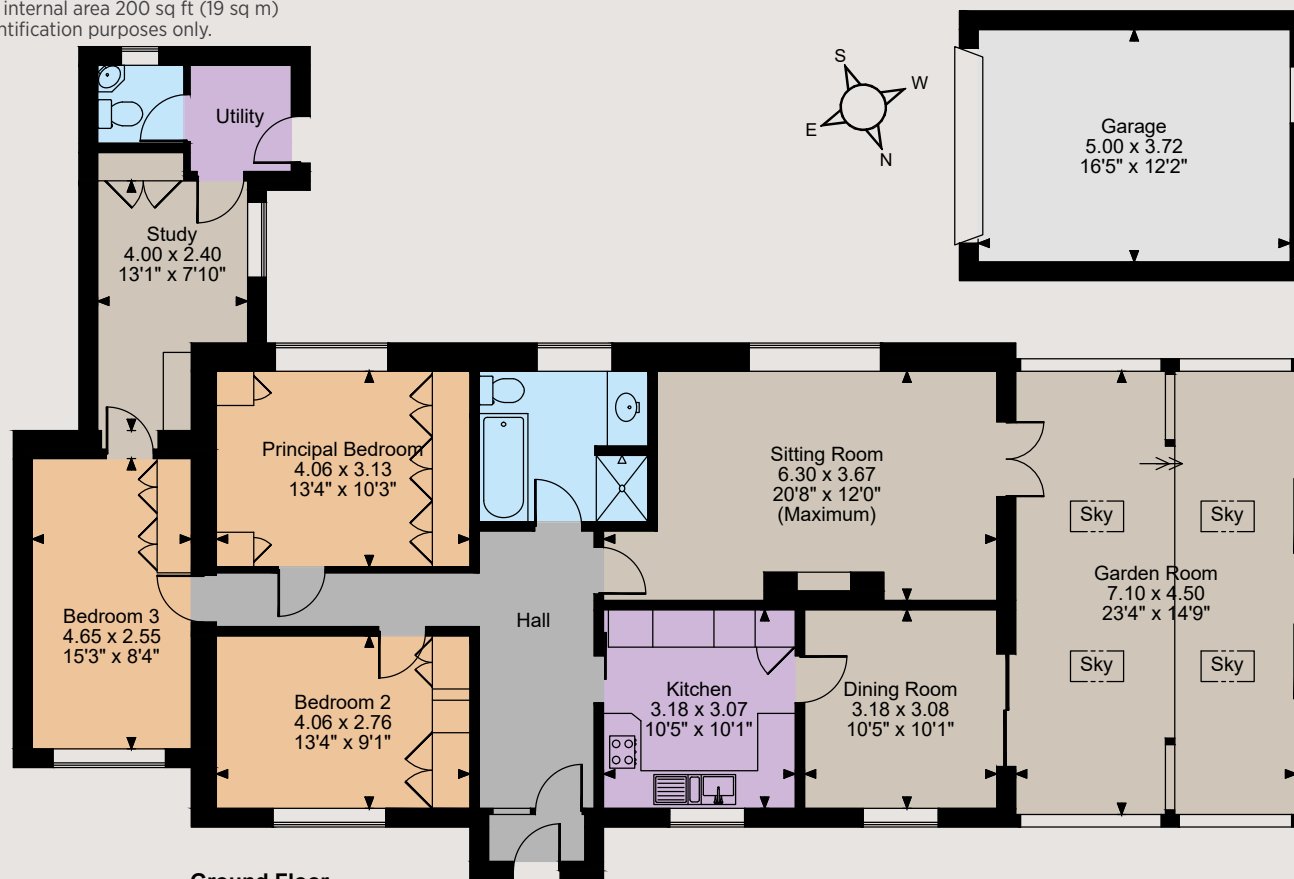
Council Tax: Band C

Tenure: Freehold

Guide Price: £550,000



Floorplans
House internal area 1,638 sq ft (152 sq m)
Garage internal area 200 sq ft (19 sq m)
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Agent's note: There is an area of land which our clients believe they own but which is not a registered title. We are currently investigating gaining a first registration or adverse possession. A plan is available upon request.

The property benefits from a right of access across the neighbouring property's driveway. The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves, whether masts, pylons, stays, cables, drains, and gas and other pipes, whether referred to in these particulars or not.

Suffolk

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