

5 Church View  
Holton  
Halesworth  
IP19 8PB



# 5 Church View

## Guide Price £280,000

### The spacious detached chalet...

Located in the popular Suffolk village of Holton, ATTIK are excited to offer this versatile, detached chalet in a quiet cul de sac with parking for three cars and a single garage. The chalet is positioned nicely on the plot, set back off the road with a lawn to the front, driveway to the side offering parking for several cars, with the garage at the end. A gate leads off the driveway into the enclosed rear garden which is a lovely private space, laid mainly to lawn with a small patio, and is a great sun-trap!

The property has recently been decorated throughout and offers a clean liveable space, but as soon as you enter it is evident that this has by no means reached its potential in terms of redevelopment and the use of the space available, and would benefit greatly from reconfiguration and refurbishment. The rear of the property, if extended & reconfigured, could make a fabulous open-plan kitchen/family room with bi-folds out onto the garden, stpp!

You enter this spacious property from the side into the entrance hall, which gives access to all rooms and the stairs. The first room off, is bedroom three or the dining room, a great sized room with plenty of space for a double bed or a dining table for the family. The kitchen overlooks the front garden and has a range of wall and base units with space for appliances. The separate WC and bathroom are both on the ground floor, along with the lovely bright lounge at the rear with sliding doors out to the patio.

Upstairs are two good-sized double bedrooms off the landing, one to the front and one to the rear. Neighbouring properties have added an additional bathrooms in the eaves with the addition of a Dorma.

A lovely property with bags of potential in a great location.

### Agents Notes....

A pre-recorded walkaround tour is available for this property

Council Tax Band C

Local Authority  
East Suffolk

Council Tax Band C

EPC Rating E



Contact

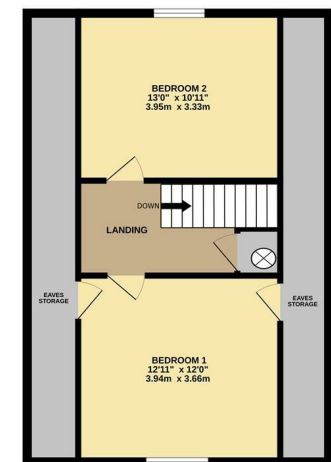
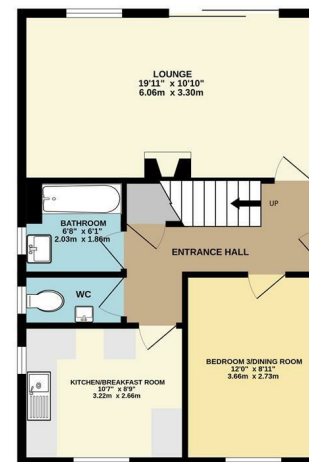
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GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA - 1111 sq.ft. (103.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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