

12A Valley Close
Holton
Halesworth
IP19 8NF



12A Valley Close

Guide Price £260,000

The immaculate semi-detached bungalow...

Welcome to 12a Valley Close in Holton. This charming property is located at the end of a peaceful cul-de-sac, offering tranquillity with only 8 or 9 properties in the vicinity. The location provides easy access to the village centre, and primary school, as well as roads leading to Blyford, Halesworth, and the coast, with convenient routes to the A12, Bungay, Norwich, and more.

Upon arriving, you'll notice a spacious brick-weave driveway suitable for parking two to three cars, accompanied by a sizable patch of lawn that could be extended for additional parking if needed. The property features an EV charging point and a gate leading to the back garden.

Inside, the porch welcomes you with pamment floor tiles, ideal for shedding off wet shoes after a walk. The hallway connects all rooms, starting with the bright lounge boasting a large window to the front and the potential for a wood burner. Adjacent is a cloakroom with WC and basin, as well as bedroom two, a good sized double, currently utilized as an office. Further along, you'll find a utility room with space for appliances, leading to the bathroom equipped with modern amenities and the boiler.

A spacious dining room overlooks the rear garden and opens to the well-appointed kitchen with hardwood worktops, integrated appliances, and plenty of storage, both also have doors to the rear garden. Bedroom one is the final room to the rear, a comfortable double room with ample storage. An airing cupboard and a generous loft hatch to the sizeable boarded & carpeted loft offer additional storage options.

The tranquil and very private rear garden features two patios, ornamental borders, and a good-sized shed with power and light, providing a serene spot for relaxation or gardening activities.

This delightful property offers a peaceful retreat with convenient access to local amenities and nearby attractions.

Agents notes...

A pre-recorded walkaround tour is available for this property

Much of the furniture is available by separate negotiation if required

Council Tax Band B

Current EPC rating to follow

Local Authority
East Suffolk

Council Tax Band B

EPC Rating C



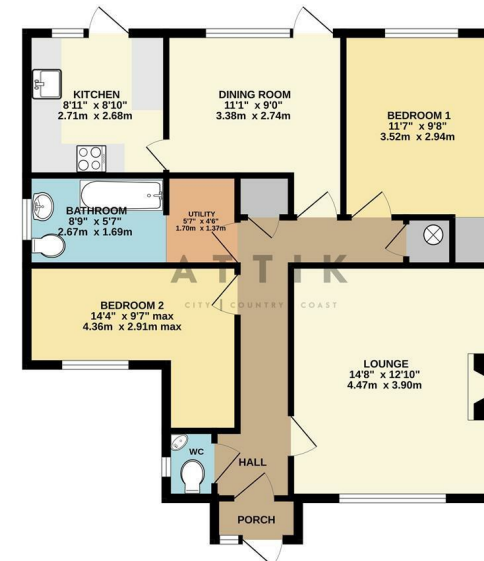
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GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of rooms, areas, volumes etc. may differ from the approved data and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency after the sale.
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