

13 Church View
Holton
IP19 8PB



13 Church View

Guide Price £425,000

Stunning 3 bedroom detached bungalow

Welcome to 13 Church View, a magnificent 3-bedroom detached bungalow nestled in the village of Holton. Having been sympathetically extended numerous times, and boasting 21 solar panels, this home offers spacious, luxury accommodation for the whole family to enjoy.

To the front, the property has a good sized driveway providing parking for multiple vehicles, with a detached garage and a very well-maintained exterior that gives way to a landscaped front entrance featuring paved pathways, vibrant plants, and a handmade woven willow fence.

Entering through the side gate, you are greeted by a truly spectacular garden. From here you enter into the spacious kitchen, which showcases modern cabinetry with bespoke handmade full height cabinets, clever design elements to conceal appliances, and a cosy coffee nook that exudes café charm. There is also a large free-standing oven with a 5-ring gas hob, 4-chamber oven and hot plate with extractor over, and space for an under-counter dishwasher and American-style fridge freezer.

Parallel to the kitchen, accessed via the hallway, is the stunning sitting/dining room. Boasting over 27ft in length, this area presents a very generous, multi-use space, with plenty of room for an array of furniture. The dining area of this room offers something truly magical, with bi-fold doors opening to the garden, a roof lantern, and three large floor-to-ceiling windows.

The home comprises three well-proportioned bedrooms, including a spectacular master suite with a bespoke ensuite bathroom designed to evoke a luxurious spa experience. From generous built-in storage to stylish finishes, every detail has been meticulously considered. Bedrooms 2 and 3 also offer generous double rooms, with bedroom 2 presenting a potential annexe room, with separate access to the rear garden and patio. The family bathroom is equally impressive, equipped with a walk-in shower and contemporary fittings. To the entrance hall you will also find an additional cloakroom with W/C and handwash basin, as well as an airing cupboard which houses the newly installed Worcester combi-boiler.

Externally, there is a continuation of paving around the side and part of the rear of the property, offering various seating areas, perfect for relaxation, al fresco dining, and more. The garden itself is further complemented by raised beds filled with mature flowers, and a large area laid to lawn with a variety of fruit trees, an Ancient Olive tree, and a Arctic Spa 6 seater hot tub.

A standout feature of the property is a custom-built Home Office/Studio, complete with double glazing, insulation and power.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band C

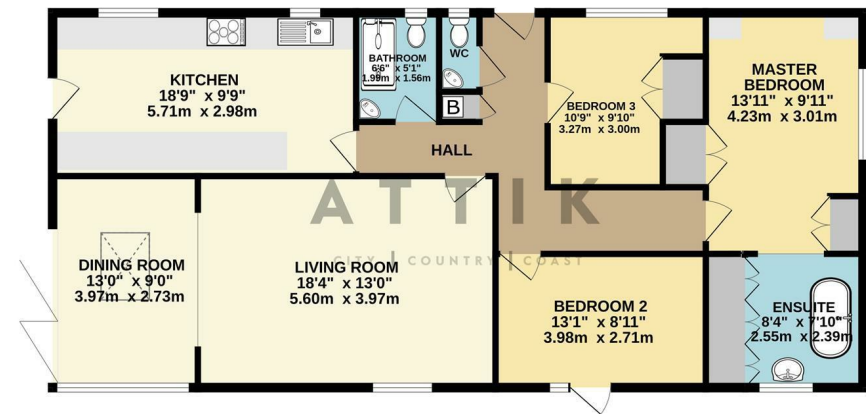
Local Authority
East Suffolk

Council Tax Band C

EPC Rating B



GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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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