

10 Valley Close  
Holton  
Halesworth  
IP19 8NF



# 10 Valley Close

## Guide Price £325,000

### The spacious bungalow, inside and out...

Nestled at the end of a peaceful cul-de-sac, 10 Valley Close presents an ideal family home in the delightful village of Holton. This well-appointed property offers a perfect blend of comfort and space, suited for modern living.

Upon arrival, you will be greeted by a generous driveway, capable of accommodating multiple vehicles, bordered by established hedge planting that ensures privacy. A single garage provides additional storage solutions, while the side access gate leads you directly into the garden.

The front door opens into a welcoming porch area that flows seamlessly into a spacious and light-filled living dining room. With a large window to the front and another to the side, this area is designed to evoke a sense of openness. The room can easily accommodate extensive dining facilities, making it perfect for entertaining or family gatherings. The inner hallway provides access to three well-proportioned bedrooms, each offering unique benefits. The third bedroom is a bright, single room currently utilised as a home office, offering flexibility to fit your needs. The principal bedroom is impressively large, featuring ample space for a king-size bed with views overlooking the serene rear garden. The second bedroom, whilst slightly smaller, provides a comfortable space with a freestanding wardrobe, also enjoying lovely garden views. Completing the internal layout is a stylish shower room, equipped with modern fixtures, including a WC, shower enclosure with a Triton electric shower, and travertine effect tiling, providing both functionality and aesthetics. The kitchen is a true highlight, featuring an array of well-designed wall and floor-mounted units alongside a NEFF 5-burner gas hob with extractor above with water softener. There is generous space for additional appliances, including a fridge, freezer, dishwasher, and washing machine. A breakfast room off the kitchen also presents a perfect spot for casual dining, while the large window overlooks the garden, inviting natural light into the space.

Step outside, and you will discover a private garden, designed for enjoyment and relaxation. The patio area is perfect for alfresco dining, while the expansive lawn benefits from all-day sun and seclusion. The garden extends beyond a well-maintained hedge line, providing additional space and potential for enhancement. A summer house and a wildlife pond add character to this outdoor setting, making it a wonderful area for both leisure and nature.

In summary, 10 Valley Close is an exquisite family residence offering spacious living areas, a delightful garden, and all the conveniences required for contemporary life, making it a true gem in the heart of Holton.

### Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band C. The EPC has expired and will be updated shortly

Local Authority

East Suffolk

Council Tax Band C

EPC Rating D



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TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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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