

10 Park Walk  
Holton  
Halesworth  
IP19 8NA



**ATTIK**  
CITY | COUNTRY | COAST

# 10 Park Walk

## Guide Price £290,000

### The tranquil three bed family home...

Welcome to 10 Park Walk, a delightful three-bedroom mid-terrace home ideally situated in the picturesque village of Holton. This property offers a pleasant outlook to the front and is set in a tranquil cul-de-sac, providing an inviting atmosphere for families and professionals alike.

The well-proportioned living spaces feature a bright and spacious lounge that overlooks the charming front garden, enhancing the sense of warmth in the home. Adjacent to the lounge is a generous dining area that includes a play area, making it perfect for entertaining or family meals while keeping little ones in sight. This space flows seamlessly into the spacious modern fitted kitchen, which is equipped with quality fittings, including an integrated double oven, induction hob, fridge/freezer, dishwasher, and ample storage, creating a practical hub for culinary creativity.

Upstairs, you will find three good-sized bedrooms filled with natural light, offering beautiful views of the surrounding area. The master bedroom boasts plenty of room for furnishings and includes built-in wardrobes, while the other two bedrooms, a double and a single, provide flexible spaces suitable for guest accommodation or a home office. A well-appointed bathroom features a bath, WC, basin, and a newly installed electric shower, providing a comfortable and functional retreat.

The private landscaped rear garden is a highlight of this property, featuring a lovely decking area, well-maintained lawn, and raised beds, ideal for those who appreciate outdoor living. With high fencing, this garden offers a sense of privacy and serenity.

Located conveniently close to Halesworth, with easy access to the train station, you will find that Holton is perfectly positioned for coastal escapes. The beautiful sandy beaches of Southwold and Walberswick are just a short drive away, enhancing the appeal of this splendid home.

10 Park Walk is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle while enjoying all the benefits of a coastal town. Don't miss the chance to make this exceptional residence your own.

### Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating C

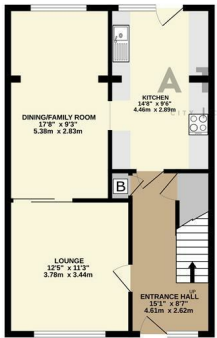


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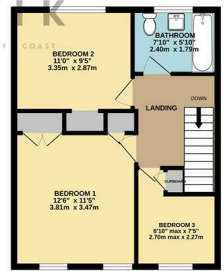
GARAGE  
128 sq ft. (11.9 sq m.) approx.



GROUND FLOOR  
558 sq ft. (51.9 sq m.) approx.



1ST FLOOR  
442 sq ft. (41.1 sq m.) approx.



TOTAL FLOOR AREA : 1128 sq ft. (104.8 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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