



**St. Peters Path, Holton Halesworth IP19 8NB**



**welcome to**

**St. Peters Path, Holton Halesworth**

William H Brown Bungay are delighted to present this fantastic THREE bedroom DETACHED home on St. Peters Path, It boasts ample reception space, Driveway and Garage to the Front of the property and Enclosed Low Maintenance Rear Garden, great for outdoor dining. Decorated to a high modern standard!



## Location

The property is situated in the very desirable village of Holton, which is in close proximity to the delightful market town of Halesworth. Offering a traditional shopping experience with the heart of the town being centred around the Thoroughfare. This area is mostly pedestrianised and has a range of architecturally historic buildings, some dating back to the sixteenth century; with access to a range of independent boutiques, shops, pubs and restaurants. There is also access to schools, doctor's surgery, dentists and supermarket. The Cut is also a community centre of arts which promotes creativity and is utilised for a range of activities from; theatre productions, cinema experiences, dance classes and much more. It has many scenic walks available in the local area with the Millennial green, being the largest in the UK, being a great open space for local wildlife. Halesworth has its own local train station along the Ipswich to Lowestoft line - with the Ipswich Station providing direct links into London. Norwich City centre is approximately a forty five minute drive away, whilst the Suffolk coast is accessible within twenty minutes via car journey to the popular tourists attractions of Southwold or Walberswick.

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed window to Front aspect into the property, Plastered ceiling, Spotlights, Wall Lights, Panelling on walls, Radiator, Power points, Herringbone Laminate flooring.

#### **Downstairs Wc**

Double glazed window to Side aspect, Plastered ceiling, Overhead light, Toilet, Wash hand basin, Laminate wood effect flooring.

#### **Lounge**

13' 7" x 11' 4" ( 4.14m x 3.45m )  
Door to Conservatory, Textured and covered ceiling, Hall wall panels, Space for entertainment system and

integrated fire, Radiator, Power points, Carpet flooring.

#### **Conservatory**

9' 5" x 8' 5" ( 2.87m x 2.57m )  
Triple aspect Double glazed window surround, Double glazed door to Rear garden, Exposed brick base, Power points, Laminate wood effect flooring.

#### **Kitchen/Diner**

18' 3" Max x 14' 3" ( 5.56m Max x 4.34m )  
Double glazed window to Side aspect, Double glazed Bi-Fold doors to Rear aspect leading out to Rear garden, Plastered ceiling, Spotlights, Partially tiled splashback, Fitted Wall and Base units with Work Surfaces, Sink and drainer unit, Island with integrated induction hob and breakfast bar, Overhead extractor fan, Integrated dishwasher, Integrated Eye Level Double Oven with Grill, Shelving Space for a microwave, Integrated Fridge/Freezer, Power points, Space for Dining table and sofa, Tiled flooring.

#### **Utility Room**

8' 8" x 6' 8" ( 2.64m x 2.03m )  
Double glazed door to Side aspect, Door to Garage, Plastered ceiling, Overhead light fitting, Wall and Base Units with Work Surfaces, Space for Washing Machine, Tumble Dryer, Fridge freezer, Power points, Laminate wood effect flooring.

#### **Play Room**

11' 8" x 11' 4" ( 3.56m x 3.45m )  
Double glazed window to Front aspect, Reading nook/ or additional Study/Office space, Spotlights, Wall lights, Power points, Carpet flooring.

### First Floor

#### **Landing**

Double glazed windows to Front and Rear aspects, Textured ceiling, Overhead light fitting, Panelled wall, Access to all Bedrooms and Bathroom, Loft access, Power points, Carpet flooring.

### **Bedroom 1**

11' 4" x 10' 5" ( 3.45m x 3.17m )  
Double glazed window to Front aspect, Textured ceiling, Overhead light fitting, Panelled Feature wall, Access to En Suite, Power points, Radiator, Carpet flooring.

### **En Suite**

Plastered ceiling, Toilet, Wash hand basin, Shower cubicle with overhead shower, Heated towel rail, Radiator, Power points, Spotlights, Tiled wall flooring.

### **Bedroom 2**

12' 1" Not Including Wardrobe x 9' 5" ( 3.68m Not Including Wardrobe x 2.87m )  
Double glazed window to Front aspect, Textured and Coved ceiling, Overhead light fitting, Panelled Feature Wall, Built in Wardrobes, Power points, Radiator, Carpet flooring.

### **Bedroom 3**

12' 1" x 8' 6" ( 3.68m x 2.59m )  
Double glazed window to Rear aspect, Overhead light fitting, Panelled Feature Wall, Radiator, Power points, Carpet flooring.

### **Bathroom**

Double glazed window to Rear aspect, Plastered ceiling, Overhead light fitting, Fully tiled walls, Toilet, Wash hand basin, Freestanding bath with feature tap and hand held shower, Heated towel rail, Tiled flooring.

### Outside

#### **Front Garden**

Enclosed gated and gravel driveway, suitable for several cars, Bin storage, Garage with electric roller doors, Access into Entrance hall of the property via Front door.

#### **Rear Garden**

Partially paved, Castro laid turf, Outdoor kitchen with Barbecue area.



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## St. Peters Path, Holton Halesworth

- Three Double Bedrooms Detached Home
- Enclosed Driveway and Integrated Garage
- Quiet Location Close to Schools
- Modern Kitchen/Diner with Integrated Appliances
- Utility Room and Conservatory
- Downstairs Playroom and Study
- Main Bedroom with En Suite
- Rear Garden with Outdoor Kitchen and Barbecue area

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY106410 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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