



5 CHURCH VIEW  
HOLTON, SUFFOLK. IP19 8PB



A detached chalet with two/three bedrooms, off road parking, garage and well-maintained gardens is being offered with no onward chain and is close to Halesworth Town Centre.

Stepping through the entrance porch, you are greeted by a spacious entrance hallway. To your right is the heart of the home, the sitting room. This bright and airy room features a fireplace as its main focal point and benefits from sliding doors that open to the rear garden. Continuing through the property, you will find the bathroom, which includes a bath with an overhead shower and a basin. Next door, the WC offers both a basin and a toilet. The kitchen/breakfast room, overlooking the front of the property, is equipped with a range of wall and base units. Adjacent to the kitchen is the dining room, which can also serve as a third bedroom. This versatile space could potentially be opened up to create a larger kitchen/diner, subject to planning permissions.

Upstairs, there are two generous size double bedrooms and ample eaves storage space.

Outside, the property offers off-road parking for several cars and includes a single garage. The enclosed rear garden is easy to maintain, primarily laid to lawn.

Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast.

The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns.

TENURE – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band C

EPC – E

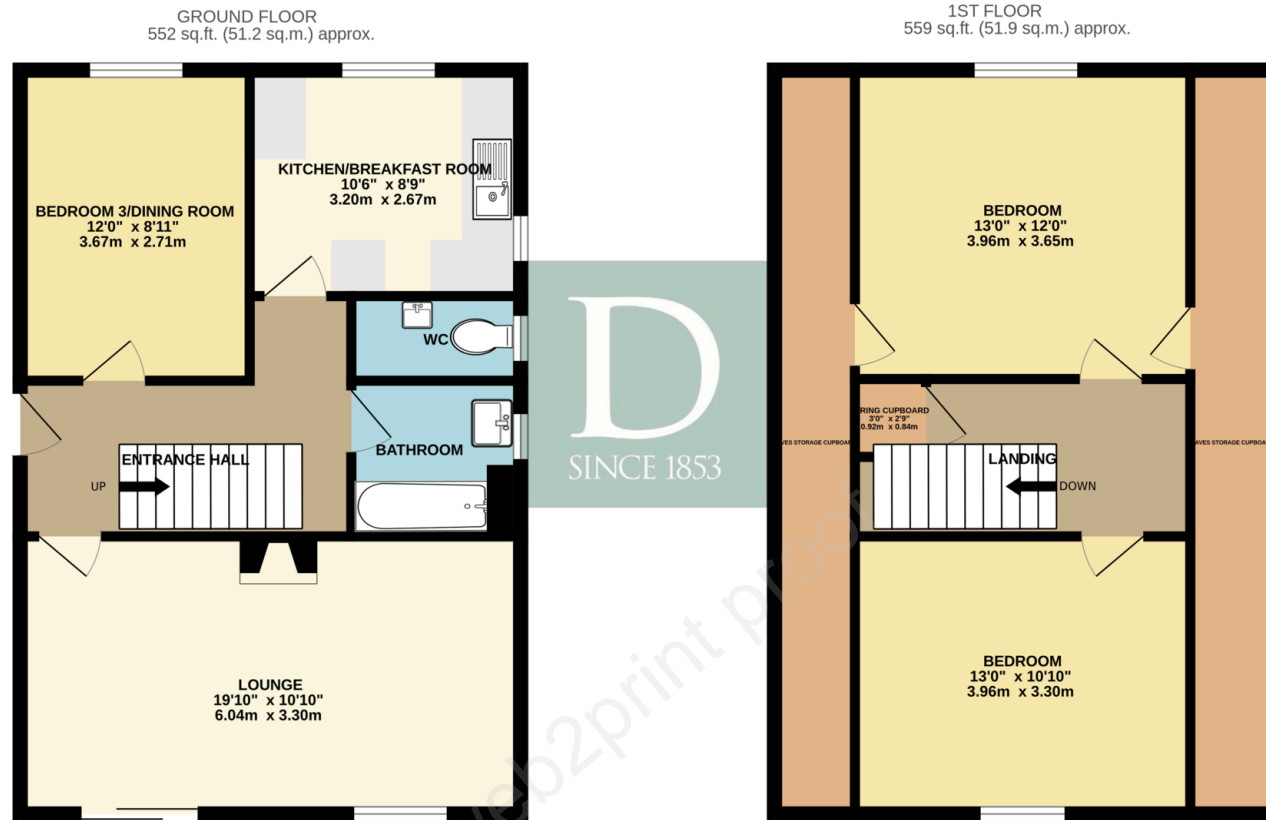
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





## FLOOR PLAN



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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### CONTACT US

Durrants, 12 Thoroughfare,  
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**  
Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)