



10, PARK WALK
HOLTON, HALESWORTH, IP19 8NA



A well-presented, mid-terrace home offering three bedrooms, generous downstairs accommodation and off road parking with garage!

As you step through the front door, you're greeted by a spacious entrance hallway, ideal for welcoming guests. To your left, the sitting room offers a bright and airy atmosphere with views of the front of the property. This room flows seamlessly into the dining room, a generously sized space that could easily accommodate a playroom, with a view of the rear garden. Off the dining room is the kitchen, which has been recently updated by the current owners. It features plenty of wall and base storage, along with space for white goods and integrated appliances. A door from the kitchen leads directly into the garden.

On the first floor, you'll find the master bedroom, a double room with built-in wardrobes, overlooking the front of the property. Bedroom two, another double, has built-in storage and looks out to the rear. The third bedroom is a single room, perfect as a bedroom or home office. The bathroom is equipped with a bath and shower over, along with a basin and toilet.

At the rear of the property, you'll find off-road parking and access to a single garage. The well-kept garden features a decking area and a path leading from the back of the house. The front garden is primarily laid to lawn.



SERVICES MAINS WATER AND ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF OIL-FIRED 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 - B
EPC - TBC

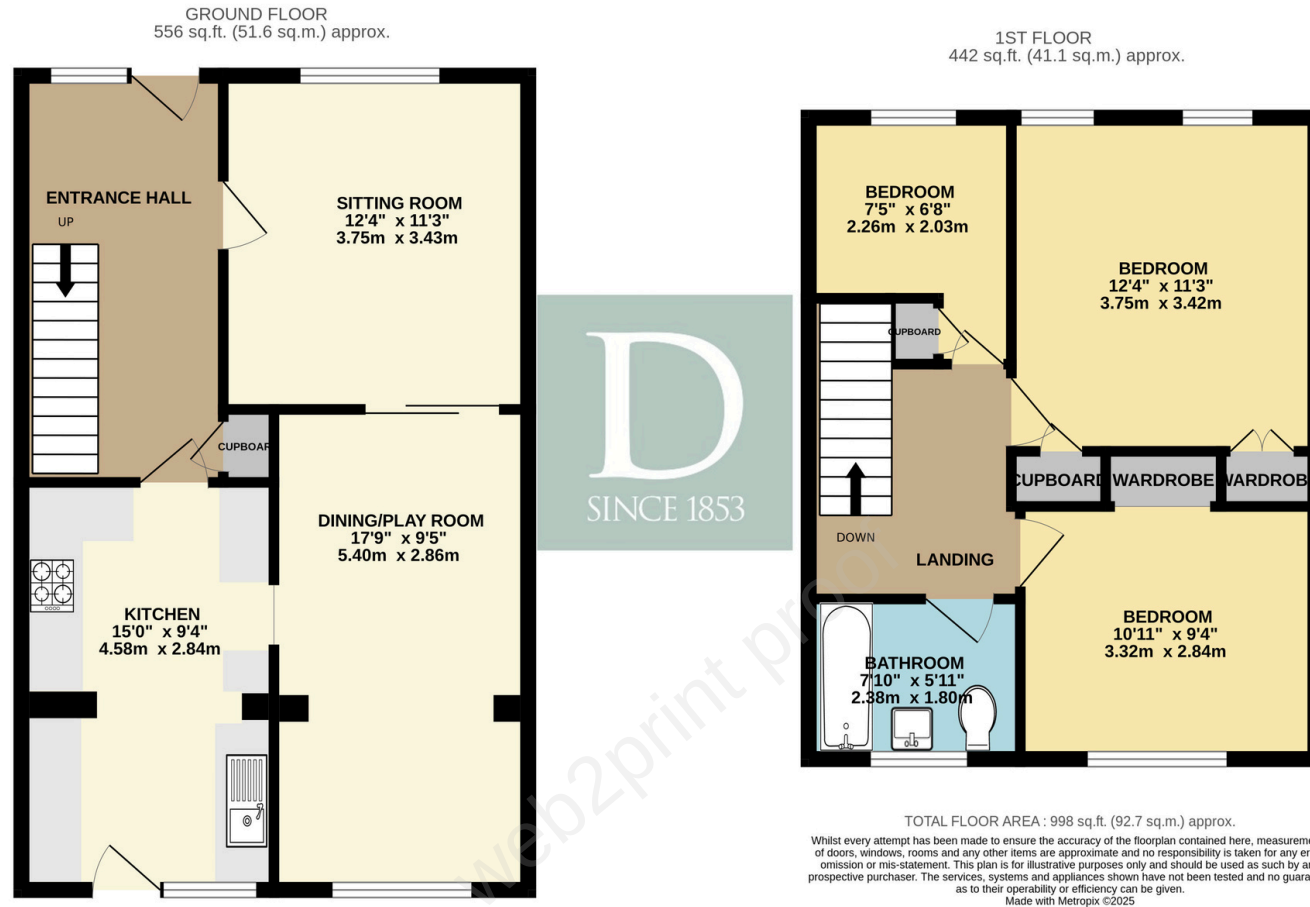
VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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



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CONTACT US

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

Tel : **01986 872553**
Email : **halesworth@durrants.com**