



*8 Lower Park Walk, Holton,
Halesworth, Suffolk IP19 8ND*



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ESTATE AGENTS



Southwold - 8 miles

Norwich - 26 miles

A 1960's detached 3 bedroom family house with potential to improve, offering spacious and light accommodation. Situated in a popular residential area in Holton near the town of Halesworth with an integral garage and parking. Offered chain free.

Accommodation comprises briefly:

- Entrance hall with a cloakroom/wet room
- Sitting room with a fireplace and open staircase
- Well fitted kitchen
- Dining room opening into a conservatory
- Large landing
- Three generous double bedrooms
- Well appointed shower room
- Oil central heating
- Integral single garage with parking
- Deep block paved front garden
- Enclosed rear garden
- UPVC double glazing throughout



The Property

The front door opens into the hallway and then to the left hand side is a cloakroom with a shower installed making it a useful wet room. The large sitting room is dual aspect with very large windows making this room very light. A wooden faced wall also has a fireplace with York stone surround and an open tread staircase rises to the first floor. The kitchen is well fitted with a range of white wall and base units with a freestanding electric cooker. A window and door lead out to the side of the house. To the rear is the dining room which has been opened up to incorporate a good sized conservatory. This room has a warm roof and is a upvc construction on a brick plinth with double patio doors to the rear garden.

Off the very spacious first floor landing are three good sized double bedrooms and a well appointed shower room which is fully tiled with a w.c. wash hand basin and corner shower cubicle.

To the front of the house is the integral single garage with an up and over door and a side door. There is also plumbing for a washing machine. The garage has potential to incorporate into the living accommodation should buyers wish (stpp).

The property has been maintained and would now provide a buyer an opportunity to create a spacious family home.



Garden

The property is accessed over the deep block paved driveway leading to the front door and a single garage. A gate to the side of the house takes you to the rear garden, the garden has a paved area immediately behind the property and a small lawned area. There are two timber garden sheds and a summerhouse and all is enclosed with high hedges. The oil fired central heating boiler is housed in the rear garden, next to the property.

Location

The property is located in Holton only a mile from the market town of Halesworth. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.

Fixtures & Fittings

Fixtures and fittings excluded from the sale, some may be available in addition, subject to separate negotiation.

Services

Oil-fired boiler for central heating
Mains water, electric and sewerage

EPC Rating: E

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8ND

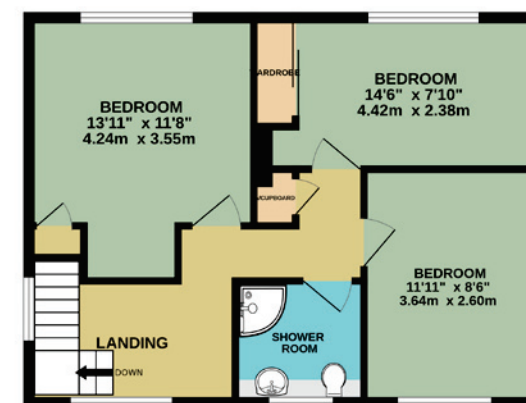
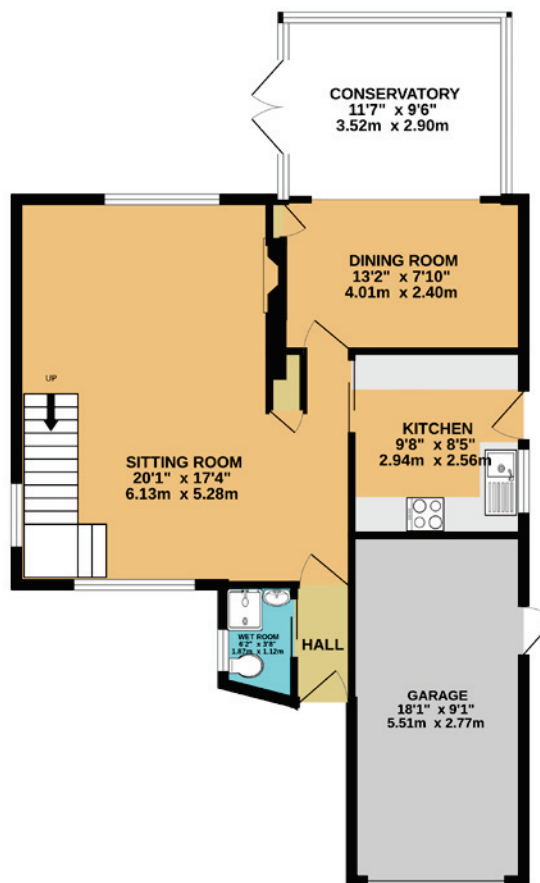
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £300,000



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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.

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HALESWORTH OFFICE
15A Thoroughfare
Halesworth
Suffolk
IP19 8AH
Tel. 01986 888205
halesworth@muskermcintyre.co.uk