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

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**MUSKER
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ESTATE AGENTS



Southwold - 8 miles

Norwich - 26 miles

This stunning detached 4/5 bedroom family house offers spacious and extremely well presented accommodation. Situated in a popular residential area in Holton near the town of Halesworth with a good size private garden, integral garage and plenty of parking.

Accommodation comprises briefly:

- Entrance hall with a cloakroom
- L-shaped sitting room opening into a wonderful dining/family area and an extremely well fitted kitchen
- Utility room
- Large study/ground floor 5th bedroom
- 25ft Master bedroom suite with a very spacious en-suite bathroom
- Three double bedrooms
- Well appointed shower room
- Oil fired central heating
- Integral single garage with parking
- Second parking area
- Large private lawned rear garden
- UPVC double glazing throughout



The Property

The front door opens into the hallway and then to the right hand side is a cloakroom. A door leads into the large L-shaped sitting room which opens into a spacious family/dining room and the kitchen. A wonderful light extension of over 27ft spans the rear of the house, the kitchen is extremely well fitted with a range of wall and base units to include pantry cupboards, an induction hob, double electric oven, dishwasher and a water softener. The dining area has two sets of bi-fold doors which open out to the rear garden. High quality Karndean flooring is laid throughout the kitchen/diner. There is another good sized reception room which is currently used as an office, but would equally make a good ground floor bedroom if needed, off this room is a also a utility room.

Off the very spacious first floor landing are three double bedrooms and a well appointed shower room which is fitted with a w.c., wash hand basin and a large shower cubicle. The master bedroom suite comprises of a seating area and dressing room which then leads into the bedroom with a large en-suite bathroom at the rear. The bathroom is fitted with a corner bath, separate shower cubicle, basin and w.c. To the front of the house is the integral single garage with an up and over door and a side door. This much improved home offers very light and immaculately presented accommodation throughout.



Garden

The property is accessed over the deep block paved driveway leading to the front door and a single garage. The garage has an electric roller door and a personal door to the side. The front garden is open plan with neatly tended beds. A gate to the side of the house takes you into the rear garden, along with a large gate for vehicular access, leading to a hard-standing area ideal for a motor-home or caravan. The very private and good sized rear garden is lawned and planted with shrubs with a high hedge to the front and side and backs onto the lovely woodland area of Holton Hall Park. An area immediately behind the property has been decked to allow for eating out. There is a timber garden shed and a summerhouse and all is very well maintained.

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 20 minute drive away.



Fixtures & Fittings

All fixtures and fittings are 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: D

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8ND

Agents Note

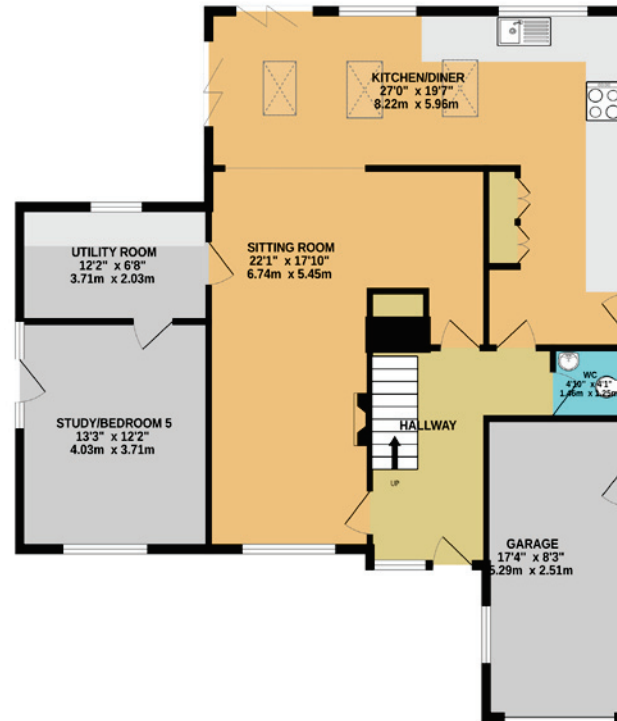
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

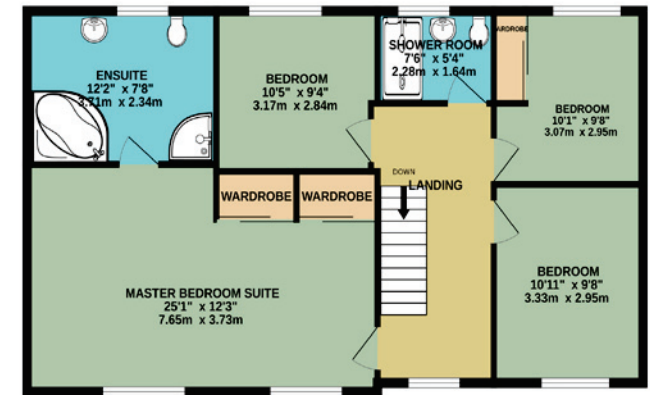
Vacant possession of the freehold will be given on completion.

Guide Price: £495,000

GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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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.



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