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*4 Church View, Holton,*  
Halesworth, Suffolk, IP19 8PB

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McINTYRE**  
ESTATE AGENTS



A detached well maintained chalet bungalow with three bedrooms, conservatory and manageable garden. The property has the benefit of plenty of driveway parking and a garage in a cul-de-sac location.

Accommodation comprises briefly:-

- Entrance Hall
- Kitchen
- Spacious sitting room
- Ground floor bedroom/study
- Conservatory
- Ground floor bathroom and separate W.C.
- Two double first floor bedrooms
- Cloakroom
- Gas central heating
- UPVC double glazing
- Garage and plenty of parking
- Front and rear garden

### Property

A side entrance door opens into the hallway and to the rear is the spacious sitting room which has a floor to ceiling tiled feature fireplace (not in use) and sliding doors leading into the conservatory to the rear, with a fully glazed window and sliding doors to the garden. The kitchen which has built-in wall and base cupboards with space for appliances is to the front aspect. Also overlooking the front garden is bedroom three which the owners use as a study. A bathroom and a separate w.c. are also on the ground floor with a further w.c. on the first floor which could easily incorporate a shower. There are two good double bedrooms off the first floor landing with plenty of wardrobes. An airing cupboard houses the 'Valiant' gas combi central heating boiler.

This detached property has been well maintained but would now benefit from the bathroom and kitchen being updated.







## Outside

The property is approached over a long front drive leading to the entrance door and then onto a single garage, with a gate to the rear garden. The rear garden is mainly grassed and edged with shrubs and fencing. There is a paved patio immediately behind the property.

## Location

The bungalow is situated in a cul-de-sac in the centre of Holton which is close to the market town of Halesworth, Halesworth provides many independent shops, schools, public houses, restaurants, doctors and vets. 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 with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

**Gas central** heating. Mains drainage and water connected.

### Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: IP19 8PB  
EPC: D

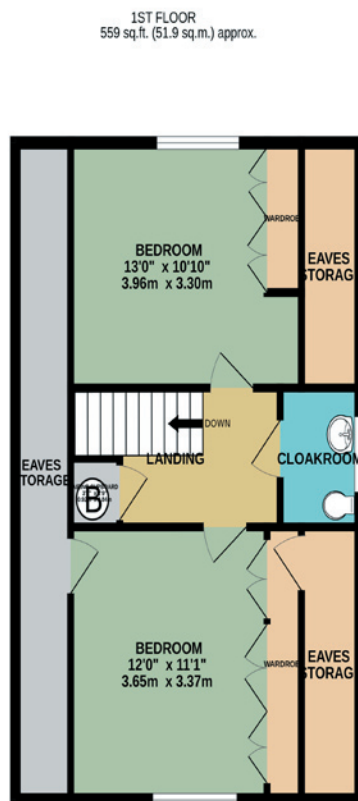
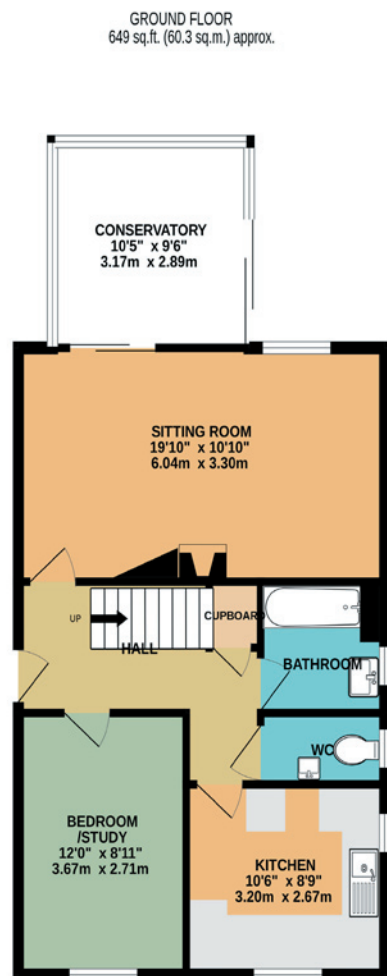
### Tenure

Freehold

### 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.

**Guide Price: £250,000**



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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