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15 Park Walk, Holton
Halesworth, Suffolk IP19 8NA

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Southwold - 8 miles

Norwich - 24 miles

Situated on a corner plot this three bedroom house offers generous and light accommodation with great potential to provide a comfortable family home. Offered chain free.

Accommodation comprises briefly:

- Long entrance hall with cloakroom
- Sitting room with an archway to the dining room
- Kitchen
- Conservatory
- Three bedrooms
- Re-fitted shower room
- Wrap around lawned garden & private rear garden
- Garage with driveway parking
- Oil central heating
- UPVC double glazed windows
- Chain free



The Property

To the side of the property an entrance door opens into the long hallway where doors lead to the rear of the property and the inner hall. There is also a cloakroom with a w.c. and hand basin. The stairs rise to the first floor from the inner hall and then a door takes you into the sitting room, this is a good sized room with a large window to the front aspect, there is a useful under stairs cupboard. An archway opens into a dining room with sliding doors to a conservatory which gives access to the rear garden. The kitchen is to the rear of the house and fitted with a range of wall and base cupboards with a built-in electric oven and ceramic hob and plumbing for a washing machine. A cupboard houses the oil fired central heating boiler. On the first floor are two spacious double bedrooms and a third single bedroom. The rooms to the front enjoy nice village views. The re-fitted shower room has fully tiled walls and comprises of a large shower cubicle, stylish wash hand basin with a cupboard beneath, w.c. and heated towel rail.

The property has been a well loved family home for many years and benefits from oil central heating and double glazing, but now requires some cosmetic updating.



Garden

The house is set back from the road on a corner plot with deep open plan lawns to the front and side, there is also a single attached garage (recently re-roofed) with parking and potential to create more. The garage has an up and over door fitted. A garden gate opens to the rear garden which is fully enclosed by fencing and a brick wall with a high conifer hedge. There is a lawn edged with shrubs and a large paved patio area next to the house.

Location

The property is situated in the centre of the popular village of Holton which lies a short distance from Halesworth, with Southwold and Walberswick just a twenty minute drive away. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Mains water, drainage and electricity.
Oil central heating

Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 8NA

EPC:

Agents Note

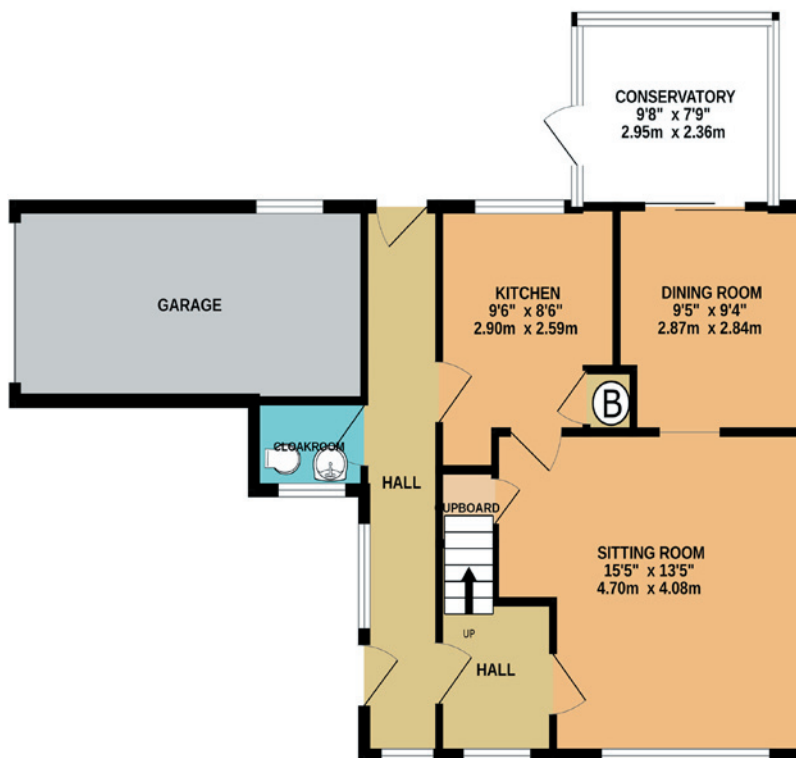
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

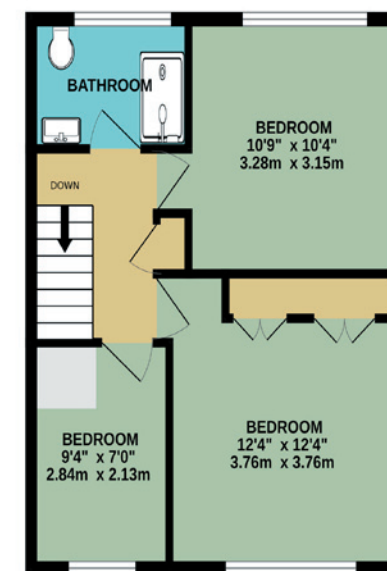
Vacant possession of the freehold will be given on completion.

Guide Price: £274,000

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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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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