7 Pine Tree Close

Holton

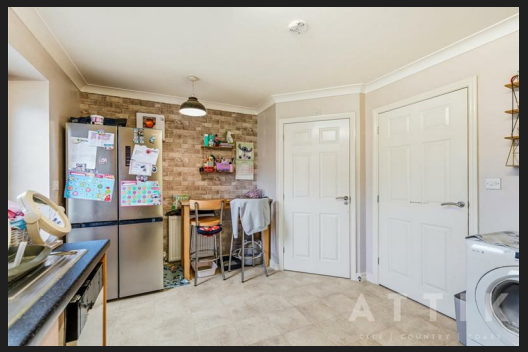
Halesworth

IP19 8QH









ATTIK

CITY | COUNTRY | COAST

7 Pine Tree Close

50% Shared Ownership £90,000

Village living with green views and everyday conve
Situated within a peaceful cul-de-sac in the well-regarded village of Holton, 7 Pine Tree Close presents an excellent opportunity to acquire a 50% shared ownership home in an appealing and well-connected setting.

The property enjoys a particularly pleasant position overlooking the village playing field, with the village hall just beyond, creating an open and attractive outlook to the front. Pine Tree Close itself is lined with mature trees, contributing to a leafy and established feel, while remaining within easy reach of everyday amenities.

Holton is a popular village, benefitting from a well-regarded primary school, an active village hall and green, and a strong sense of community. The neighbouring market town of Halesworth lies just a short distance away, offering a range of independent shops, cafés and services, along with a railway station providing connections via Ipswich to London Liverpool Street. The Suffolk Heritage Coast, including the ever-popular destinations of Southwold and Walberswick, is also within easy reach, making this an ideal base for both day-to-day living and leisure.

Internally, the property offers well-proportioned accommodation throughout. A welcoming entrance hall leads into a generous sitting room with views to the front, while to the rear a spacious kitchen/dining room provides ample storage, worktop space and room for appliances, along with direct access to the garden. A ground floor cloakroom adds further convenience.

Upstairs, there are two well-sized double bedrooms, both capable of accommodating a range of furniture, alongside a family bathroom fitted with a shower over the bath. Additional storage is available via built-in cupboards.

Externally, the rear garden is arranged with a combination of patio and lawn, offering space for seating and recreation, along with rear access. To the front, the property benefits from two allocated parking spaces positioned conveniently close to the entrance.

Offering a balance of village life, accessibility and affordability, this home represents an excellent opportunity for those seeking shared ownership in a desirable Suffolk location.

Agents notes...
A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band B

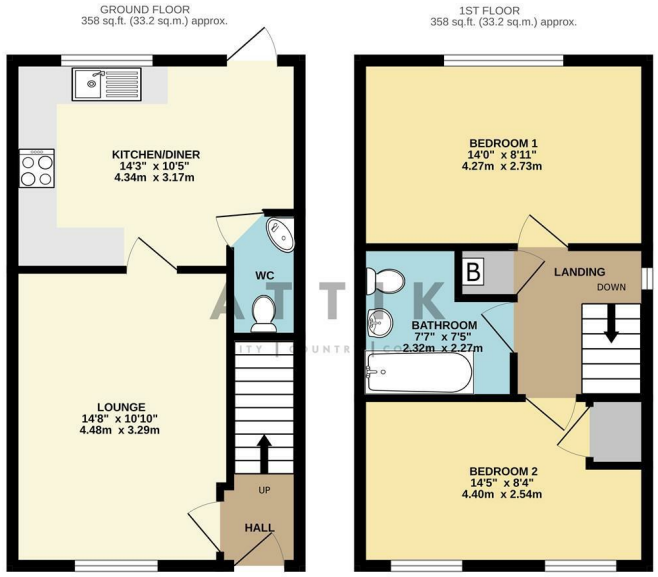
EPC Rating B







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TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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