



23, PARK WALK
HOLTON, HALESWORTH, IP19 8NA



Offered with no onward chain and located opposite the village church on a cul-de-sac in Holton, this three-bedroom bungalow is one to view! The property is ideal for open-plan living and has much to offer, including a workshop, two bathrooms and a wraparound garden! Along with ample off-road parking, this property also benefits from a garage and secure hard standing for a caravan. The bungalow is on a large double and corner plot which has build potential (subject to planning permission).

Stepping through the front door, you are welcomed into the entrance hall which offers access to all three bedrooms, both bathrooms and the living area. To the right of the hall, you will find bedroom one which is double room boasting built-in wardrobe space, convenient for extra storage. Bedroom two is a good size double and overlooks the front aspect. Bedroom three is also double room, it is well-proportioned and offers views over the rear garden. The family bathroom offers a bath with shower over, basin and toilet. The shower room boasts a shower, basin and toilet. The entrance hall also features a convenient built-in storage area. Continuing straight off the entrance hall leads to the lounge/diner, which boasts a feature fireplace and is ideal for open plan living. This is a generous size room, perfect for relaxing or entertaining guests. Access to the conservatory is provided via the lounge. The conservatory provides ample natural light and views of the garden and church, along with a door opening onto the rear garden. To the rear of the lounge/diner, you will find a snug/study, which is a versatile and cozy space. Next to these rooms is the kitchen/breakfast room, which is also a good-size, open-plan room and benefits from a range of wall and base units, work surfaces and space for integrated and free-standing appliances.

Outside, you will find wraparound walled back garden and a wraparound front garden, both with views of the village church. The gardens boast a range of patioed areas and areas laid to lawn, along with a range of mature shrubs. There are also a garage and a hard standing area, ideal for a caravan, as well as a workshop which is a good size and has power attached. The property benefits from ample off-road parking. With versatile living space and stunning views of the village church, this lovely, corner plot home is one to view.

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF OIL CENTRAL HEATING. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY - EAST SUFFOLK - D

EPC - D

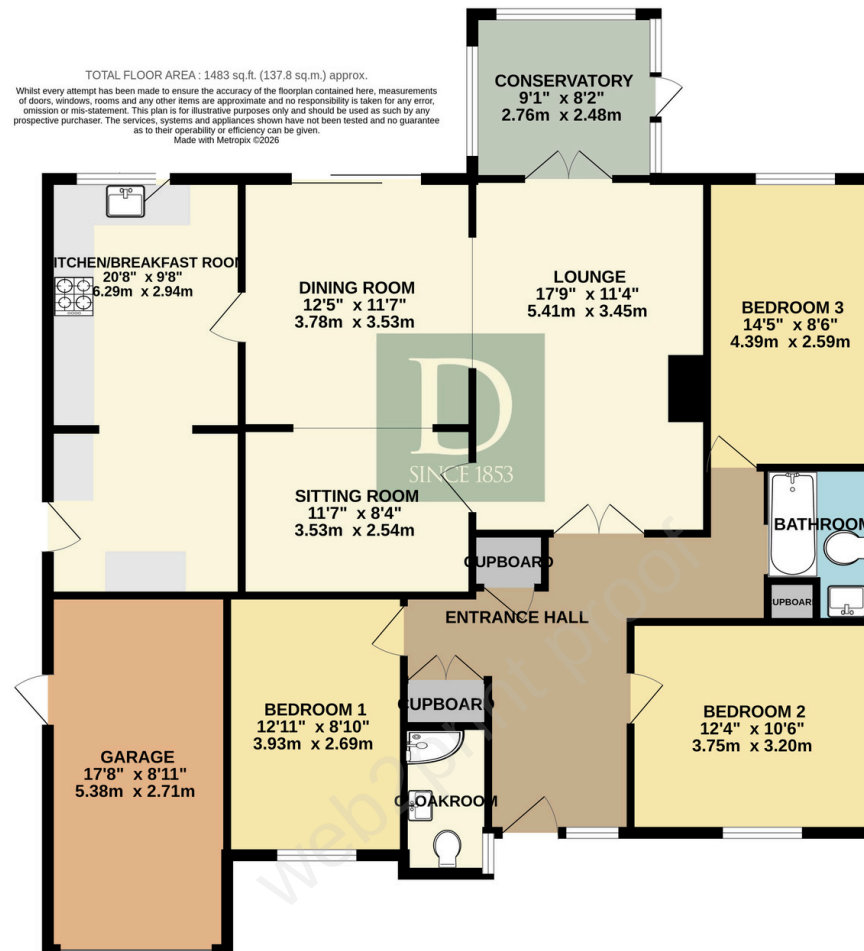
VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

DURRANTS BUILDING CONSULTANCY - OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.





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