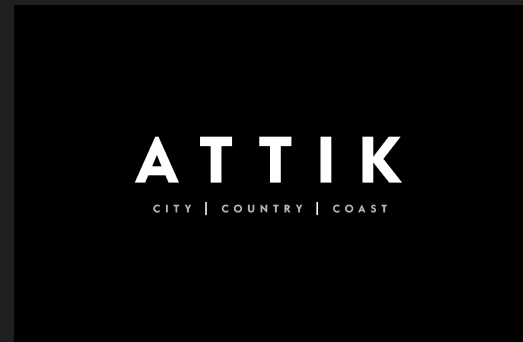


23 Park Walk  
Holton  
Halesworth  
IP19 8NA







## 23 Park Walk

Offers In Excess Of £375,000

### Space, potential and a peaceful village setting...

Situated at the end of a quiet cul-de-sac within the well-regarded village of Holton, 23 Park Walk presents an excellent opportunity to acquire a generously proportioned three-bedroom bungalow set on a particularly impressive plot. Offered chain-free, the property provides well-balanced accommodation both inside and out, with clear potential for a new owner to update and personalise to their own taste.

The bungalow sits on a notably large corner-style plot with a wide frontage, lawned areas and ample driveway parking, in addition to a single garage. Its position at the end of the close ensures a peaceful setting, while the surrounding properties are predominantly bungalows, helping to create a private and open feel.

Internally, the property opens into a spacious entrance hall, providing access to all principal rooms. There are three well-proportioned double bedrooms, including a main bedroom with fitted wardrobes. The accommodation is further supported by two bathrooms, one with a walk-in shower and the other with a bath and overhead shower, offering flexibility for families or visiting guests.

A real highlight of the home is the large open-plan living and dining space, which offers excellent versatility for modern living and entertaining. Sliding doors lead through to a conservatory, where there are pleasant views towards the village church and direct access out to the garden. The kitchen sits to the rear of the property, enjoying garden views and providing ample cupboard space along with a door leading outside.

Externally, the rear garden is arranged over two tiers with a patio area adjoining the house, ideal for outdoor dining in the warmer months. The lower section of the garden includes a substantial workshop or storage shed with power, offering great potential for hobbies, projects or additional storage. The garden itself enjoys a good degree of privacy and, while currently a little overgrown, offers significant scope for landscaping.

Holton is a popular village just moments from the market town of Halesworth, which offers a wide range of independent shops, cafés, a supermarket, schooling and rail links to Ipswich and London Liverpool Street. The village also benefits from its own well-regarded primary school, making it particularly attractive for families. For those who enjoy the coast and countryside, the Suffolk Heritage Coast, including destinations such as Southwold and Walberswick, is within easy driving distance.

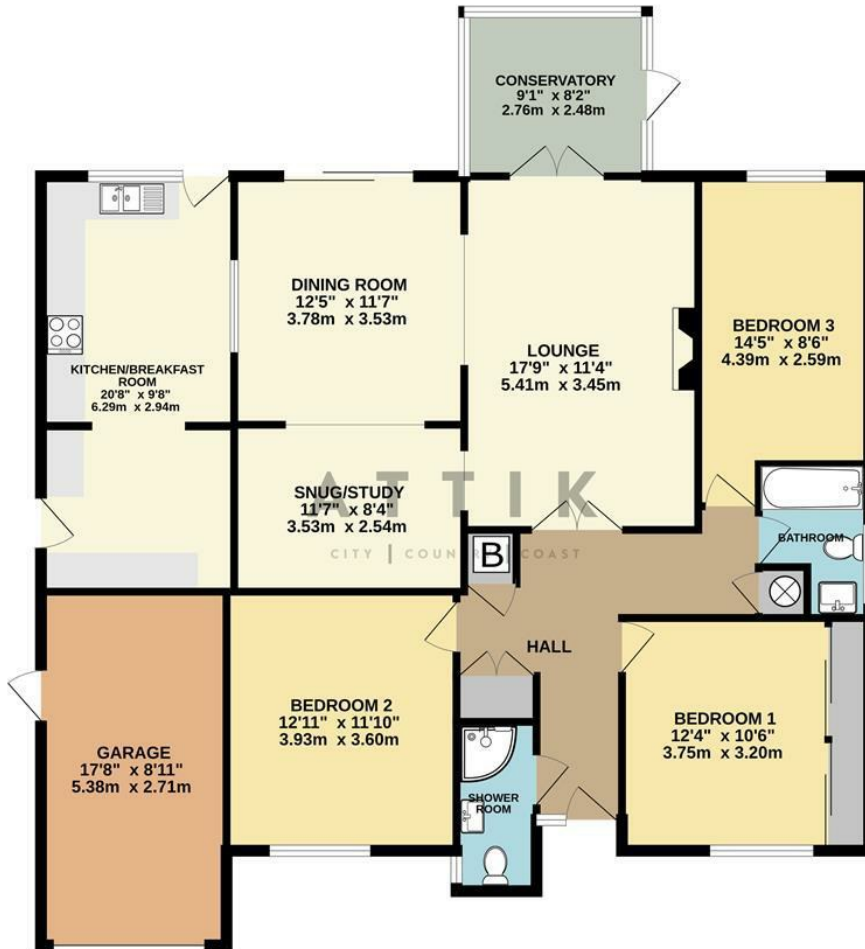
While the property would benefit from some general updating and modernisation, it represents a rare opportunity to secure a substantial bungalow on a large plot in a desirable village location, with the freedom of a chain-free purchase and the potential to create a wonderful long-term home.

### Agents notes...

A pre-recorded walkaround tour is available for this property



GROUND FLOOR  
1505 sq.ft. (139.8 sq.m.) approx.



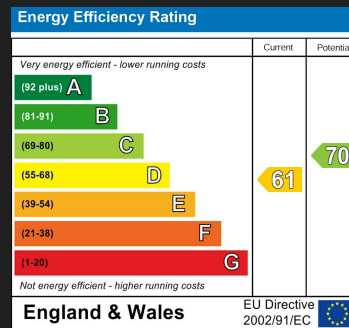
TOTAL FLOOR AREA: 1505 sq.ft. (139.8 sq.m.) approx.

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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Local Authority  
East Suffolk

Council Tax Band  
D

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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