



4 SANDY LANE
HOLTON, HALESWORTH, IP19 8PJ



This charming two-bedroom, end-terrace cottage is located in a Conservation Area within the village of Holton. It offers off private road parking, two generous size reception rooms and a garden to the rear of the property.

Upon entering through the front door, you are welcomed into the porch area, providing the ideal space for coats and shoes before leading through to the sitting room. The sitting room overlooks the front aspect of the property, with a wood burner providing a lovely focal point to the room. There is one understairs storage cupboard and another useful storage cupboard with access to the cellar. The cellar has not been accessed during the current owner's occupation. Off the sitting room is the kitchen/dining room. The dining area is currently used as a snug space and provides access through a door to the rear garden. Continuing through the property is the kitchen, which benefits from a modern range of wall and base units, along with a large pantry cupboard. French doors from the kitchen also lead directly out to the rear garden, making this a practical and welcoming space for indoor/outdoor living.

Upstairs on the first floor is a large double bedroom overlooking the front aspect of the property. Bedroom two is another good-sized double room, situated to the rear of the property. The main bathroom comprises a bath with shower over, wash basin and WC.

Outside, the property benefits from both front and rear cottage gardens, with both enjoying a range of mature shrubs. The rear garden, which is completely fenced in, also benefits from a shed, providing useful additional storage, and leads out to two private parking spaces at the rear of the property. There is also additional parking available at the top of Sandy Lane, if required for guests.

SERVICES - Mains water, drainage, gas and electricity are connected. Heating is provided for by way of gas fired central heating. The property also benefits from double glazed windows and underfloor electric heating in the kitchen. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – B

EPC – D

TENURE- Freehold

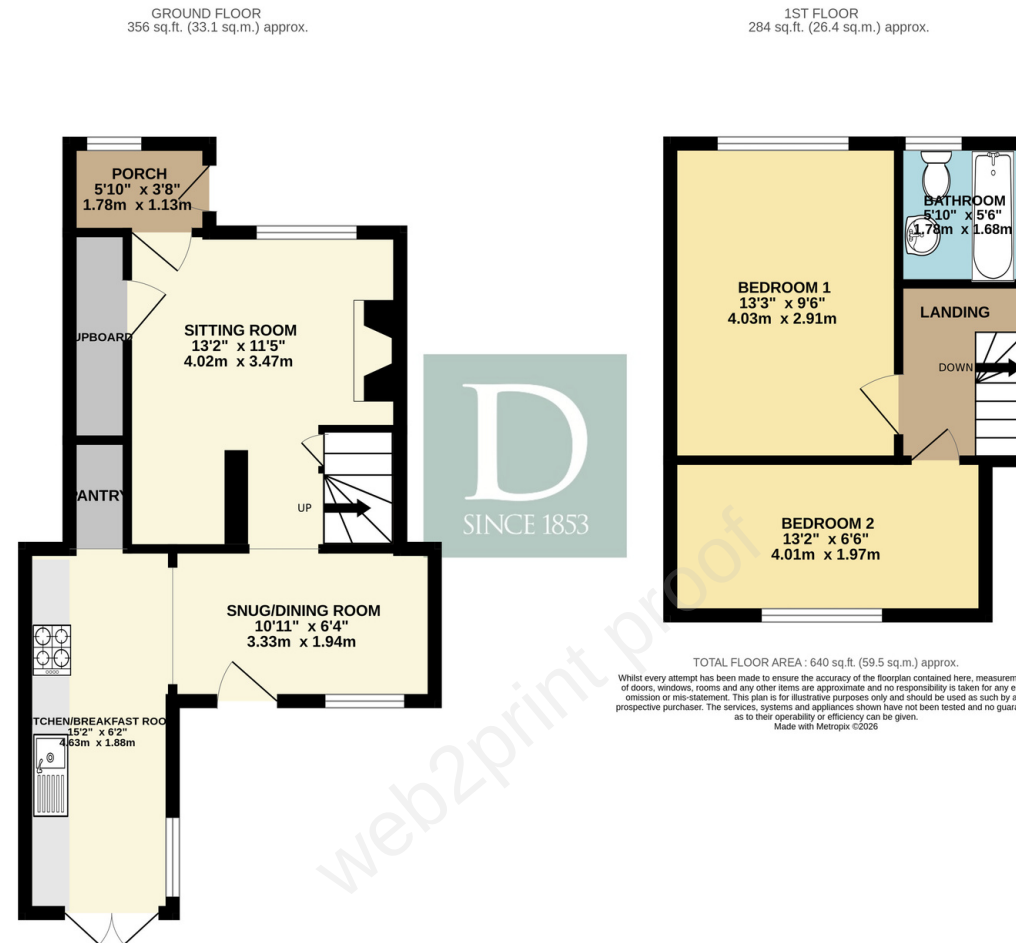
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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.





FLOOR PLAN



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