



7, LOWER PARK WALK
HOLTON, HALESWORTH, IP19 8ND



A spacious and extended four-bedroom family home, set in a popular cul-de-sac in Holton. Offering flexible accommodation, generous living space, attractive gardens and woodland views, the property is ideally positioned on the edge of Halesworth.

Set within a popular cul-de-sac in Holton, on the edge of Halesworth, 7 Lower Park Walk is a generously proportioned family home that has been thoughtfully extended by the current owners to provide versatile accommodation suited to modern family life.

The property is approached via a double driveway with access to the garage, providing useful off-road parking and a practical entrance to the home. Inside, the entrance hallway leads into the principal reception space, where a feature fireplace provides an attractive focal point. The main living area has been designed with a sociable, open-plan feel, with the L-shaped sitting room flowing naturally through to the kitchen and dining area. The contemporary kitchen is arranged in an L-shape and features a generous run of crisp white Shaker-style cabinetry, complemented by contrasting work surfaces. Velux windows bring additional natural light into the space, while extensive glazing provides pleasant views across the garden and towards the woodland beyond. The resulting space is bright and welcoming, providing an excellent setting for both everyday family life and entertaining. Also on the ground floor is a particularly spacious study, offering considerable flexibility and the potential to serve as a home office, family room, playroom or additional reception space according to individual requirements. A substantial separate utility room provides valuable additional storage and laundry space, keeping household functions conveniently separate from the principal living areas. Upstairs, the landing provides access to four bedrooms and the family bathroom. The principal bedroom is a particularly impressive room, incorporating a dedicated dressing area before opening into the main bedroom. A door leads through to a generous en suite bathroom, which is fitted with both a corner bath and separate shower cubicle. The remaining bedrooms provide flexible accommodation for family members, guests or home-working requirements. The family bathroom is well appointed and includes a sizeable shower enclosure, pedestal wash hand basin, close-coupled WC and chrome heated towel rail. Outside, the gardens extend around the side and rear of the property and are predominantly laid to lawn, with mature hedging providing a good degree of privacy. A further area of hardstanding offers useful additional parking and could accommodate a camper van or similar vehicle.

TENURE - Freehold

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired 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.

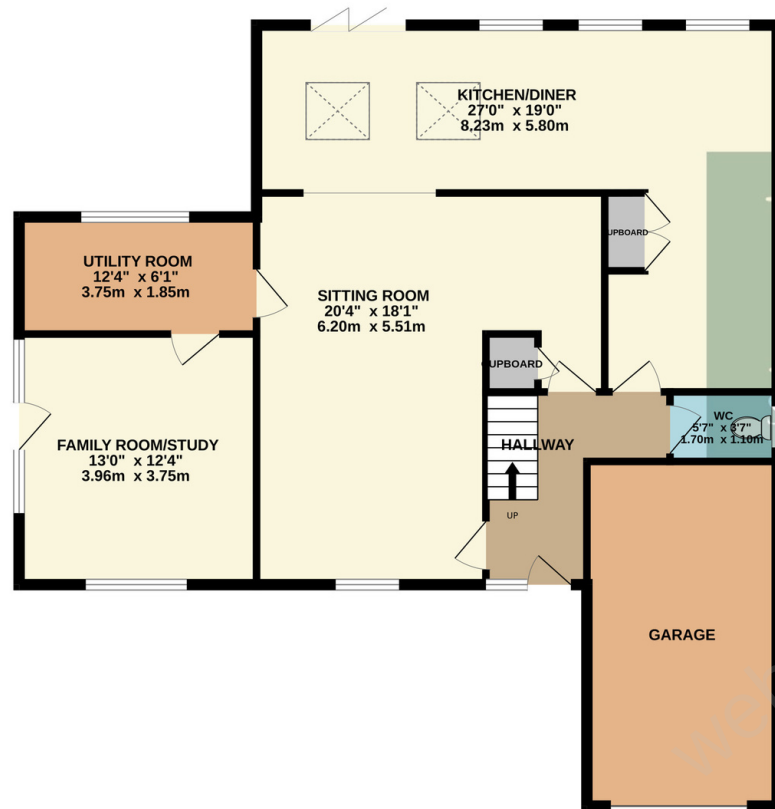
DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





FLOOR PLAN

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1898 sq.ft. (176.4 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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