

Sunnyside Holton  
Road  
Halesworth  
IP19 8HF



# Sunnyside Holton Road

## Guide Price £400,000

### The generous 3 bedroom detached bungalow...

Welcome to Sunnyside, a charming 3-bedroom detached bungalow situated on the desirable Holton Road, offering spacious accommodation, a generous plot, and close proximity to local amenities.

This delightful property features a wide frontage, with a secure five-bar gate and fencing, along with ample parking space. And also features a single garage for additional storage or even scope to develop further (STPP).

Inside, you will find a spacious entrance hall providing access to all rooms. With a cloakroom to your left comprising of a W/C and hand wash basin, you then come to the three double bedrooms. All of these offer generous space, with bedrooms 1 and 2 offering plenty of space for double beds, along with built-in double wardrobes in each. Bedroom 3, although the smallest, is equally impressive with space for a double bed.

Here you will also find the family shower room. A modern 3-piece suite with a large walk-in shower, W/C and hand wash basin.

The sitting room is the real hub of the home, at nearly 7m in length, this space provides ample room for an array of furniture, and further benefits from large sliding doors into the garden for floods of natural light, along with an open fire for those cosier nights.

Into the kitchen, there is a range of farmhouse-style wall and base units with countertops over, double built-in eye-level ovens, a hob with extractor over, an integrated fridge, charming views to the front aspect and lastly, an integral door into the garage.

The beautifully maintained rear garden is primarily laid to lawn with an array of shrubs, and features new fencing and a large patio, perfect for enjoying sunny days and al fresco dining.

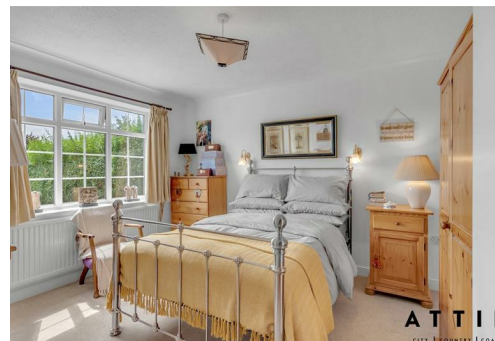
### Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band D

Local Authority  
East Suffolk

Council Tax Band D

EPC Rating E



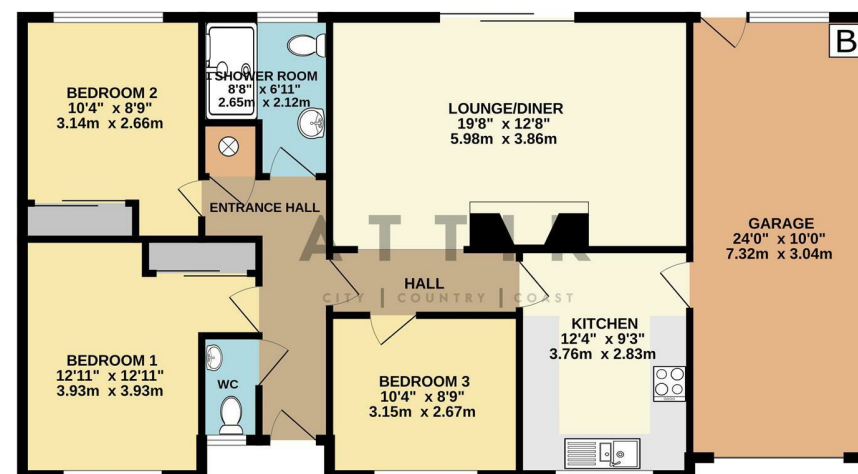
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GROUND FLOOR  
1121 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 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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