

Park Walk,
Holton, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

Occupying a generous corner plot of around 0.25 Acres (STMS) and at the end of a scenic cul-de-sac by the church, this heavily extended detached bungalow offers approximately 1439 SQ FT of sociable and versatile accommodation, with plenty of scope to further enhance and improve (STPP). With ample multi-vehicle parking, garage and a south-west orientation to the main gardens, this is a special home for the long term – offered with no onward chain.



Accommodation comprises briefly:

- Entrance Hall
- Open Plan Sitting/Dining/Study Areas
- Kitchen/Breakfast Room
- Conservatory
- Three Double Bedrooms
- Bathroom
- Shower Room
- Wrap Around Gardens
- Approx 0.25 Acres
- Single Garage
- Ample Off Road Parking

Property

The property welcomes you into a generous entrance hall with three fitted cupboards, offering enviable storage, before leading into the extended living space at the rear of the home. With defined areas for seating, dining and office use where needed, this highly versatile space offers a fantastic sociable hub, with sliding doors outside, as well as to a pleasant, southerly facing conservatory. The lengthy kitchen offers further space for a table and chairs, as well as a wealth of work surface and storage space for the culinary minded. The bungalow boasts three double bedrooms with the primary bedroom offering wall-width fitted storage – there is also the choice of a shower room and a bathroom, perfect for family life or overnight guests.























Outside

Outside is where this home really shines. To the front, a generous driveway provides parking for multiple vehicles, alongside a single garage and double access gates into the main garden, offering secure hard standing for a caravan if required. Set at the end of a scenic cul-de-sac, the setting feels wonderfully peaceful, with the neighbouring church providing a charming backdrop to the seasons. The south-westerly facing garden offers a sun-soaked patio, ideal for summer barbecues and evening drinks, with views towards the church, before steps lead down to areas of lawn, shrubs and perennials. Whilst now in need of some attention, this once-loved garden offers plenty of scope for those keen to make it their own. A sizeable shed with power and lighting provides useful additional storage, whilst further lawn wraps around the corner of the plot towards the footpath. The generous plot also presents an interesting opportunity for the future, with potential to explore alternative uses of part of the land, subject to the necessary planning permissions and other consents.

Location

The property is a short drive to the unspoilt heritage coastline with the lovely beaches of Southwold and Walberswick a ten minute drive away. The nearby town of Halesworth provides many independent shops, primary schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called ‘The Cut’ which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich.

Fixtures & Fittings
All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services
Oil fired central heating. Mains electric and water and sewerage.

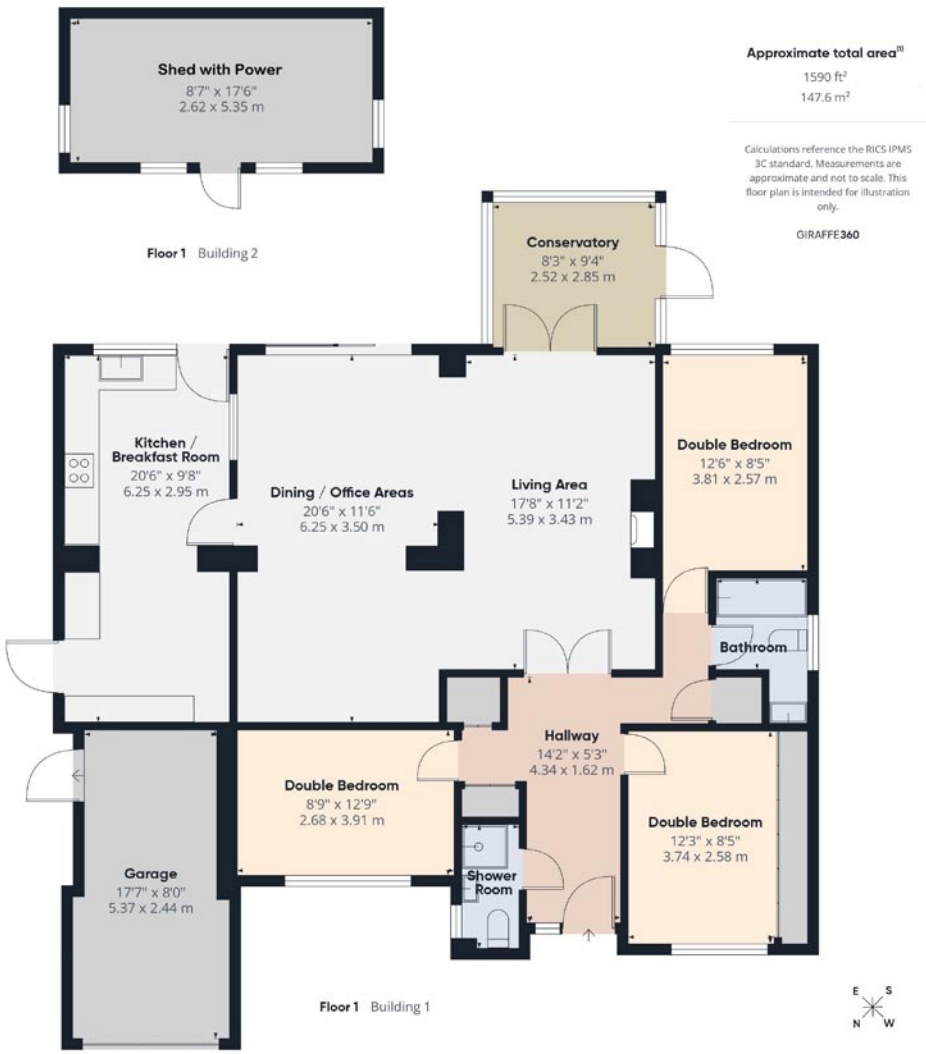
Energy Rating: D

Local Authority:
East Suffolk Council
Tax Band: D
Postcode: IP19 8NA

Tenure
Vacant possession of the freehold will be given upon completion.

Agents' Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £375,000



To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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