



**MM**  
MUSKER M<sup>C</sup>INTYRE  
ESTATE AGENTS & FINANCIAL  
**FOR SALE**  
01986 888  
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*2 Valley Close, Holton*  
Halesworth, Suffolk



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ESTATE AGENTS

Occupying a spacious plot in the village centre, we are pleased to offer this light and well presented two double bedroom chain-free bungalow for sale. Other features include a sitting/dining room, stylish kitchen with integrated appliances and well appointed shower room. Garage with long driveway and lawned front and rear gardens.

**Accommodation comprises briefly:**

- Hallway
- Spacious Sitting/Dining Room
- Stylish Kitchen
- Two Double Bedrooms
- Well appointed Shower Room
- Gas Central Heating
- Garage & plenty of Driveway Parking
- Fully Double glazed
- Well Maintained Gardens
- Conservatory



**Property**

The front door opens into the hallway of the property. To your immediate right a door opens into the sitting/dining room; a generous space with plenty of room for furniture layout and filled with light from the large bay window to the front aspect, which overlooks the deep lawned garden. Off the hallway you will also find the kitchen which also gives access to outside via an external door. The re-fitted kitchen offers a good range of high gloss grey wall and floor cupboards with appliances integrated within, including an eye-level oven, fridge and freezer and separate ceramic hob with extractor over and a freestanding washing machine. To the rear of the sitting room off the hall you will find the two double bedrooms and shower room. Both bedrooms overlook the rear garden. The second bedroom with its sliding patio doors lead into a fully glazed conservatory, which overlook the private rear garden. Completing the accommodation is the shower room which is part tiled with a large shower cubicle, fitted with a smart Aqualisa thermostatic shower with controls inside and outside the enclosure. Toilet, wash basin and heated towel rail. The property offers light and deceptively spacious accommodation with a recently fitted gas central heating boiler (sited in the loft), stylish kitchen and an excellent shower room.







## Outside

The property occupies a sizable plot with a deep frontage with neatly tended lawn with shrubs and hedging. A long concrete drive runs along the boundary and besides the bungalow to the garage in the rear garden and provides parking for several vehicles. The single detached garage, which is fitted with up-and-over door and also accessible from a side door. The rear garden, which is contained by timber fencing is mainly laid to lawn with a paved area next to the conservatory and a timber shed to the rear.

## Location

Holton is a popular village next to Halesworth and has a Primary school, village hall and garden centre with a well stocked shop. Halesworth also provides many independent shops, primary school, 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 with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

## 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

Gas central heating. Mains electricity, water and drainage connected.

Energy Rating: C

## Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8NF

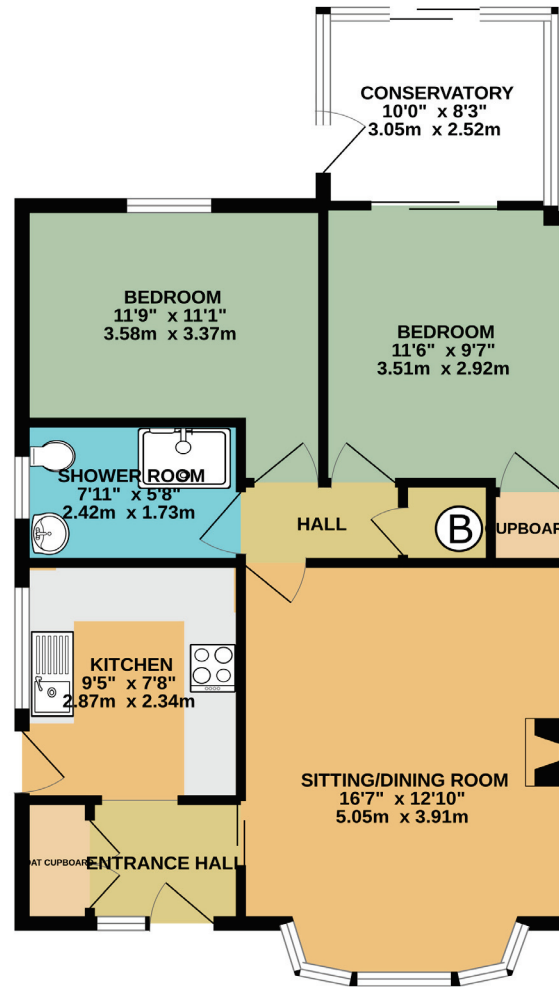
## Tenure

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: £260,000**



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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To arrange a viewing, please call 01986 888205

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