



30 SLEEPY VALLEY

UPPER HOLTON, IP19 8NH

GUIDE PRICE £210,000



A rare opportunity to purchase, arguably, the finest chalet on this sought after parkland site.

This superior chalet has a feeling of solidity and permanency that makes this property stand out. Standing on a substantial concrete base in the centre of a FREEHOLD plot overlooking the lake, this property is not overlooked at all. Originally designed as five bedrooms the chalet has been re-configured to provide more living space but could be easily altered to provide more bedrooms. The current owners have recently made many changes, such as refitting the kitchen, bathrooms, flooring and tiling, all done to an exceptionally high standard. Steps up to a deck gives access to the front door, leading in to the spacious entrance hallway you are lead through to the master bedroom with en-suite shower room. Bedroom two and bedroom three are to be found off the entrance hall in addition to the family shower room. The utility room has a range of wood effect units with timber worktops and inset ceramic Belfast sink, as well as space for the washing machine and a rear barn door leading outside. From the utility room you are welcomed into the kitchen which has numerous bespoke oak fitted base units and solid timber worktops. Belfast sink unit with mixer tap and filtered water tap, water softener, gas Rangemaster cooker with five ring hob, splashback and matching extractor hood. The dining room has sliding patio doors that open to the decking area which is ideal for entertaining as it overlooks the lake and parkland. There is an arched opening which leads to the sitting room, a double aspect room with a cosy wood burning stove. Outside, the chalet is in a sheltered position with mature hedging to the south and west boundaries while to the east of the unit is a gravelled parking area for several vehicles. The patio area has been recently updated and houses the fuel and log store, it is the perfect spot for Al Fresco dining.



HHP - all 55 freehold units are owned on site. Each freeholder owns an equal share of the park which is self managed. The unit can be used 365 days a year although the park is closed 6 weeks from the 8th of January where planning doesn't allow overnight stays.

SERVICES: LPG Calor Gas central heating.

CHARGES: Water and general rates are paid for by member subscriptions which in total currently stand at approximately £1300 per annum (£330 per quarter. Approx.) Electricity is metered and paid for by each member. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

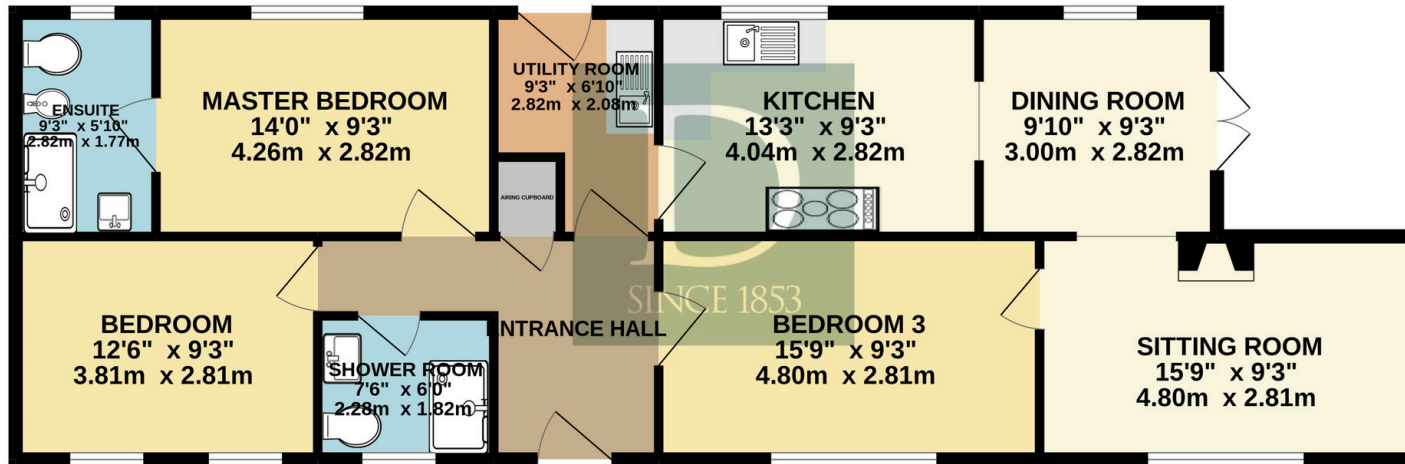
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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 on .





GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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