



*St. Peters Path*  
Holton, Suffolk IP19 8NB



Tucked away at the end of a quiet yet popular cul-de-sac, boasting a delightful view of one of Suffolk's tallest round towered churches, this detached bungalow has recently undergone a full refurbishment and offers bright, spacious accommodation including three bedrooms, 17.5ft sitting/dining room and superbly presented kitchen and bathroom. The property benefits from double glazing throughout, a single garage with driveway parking in front, alongside an enclosed rear garden. Available with no onward chain this bungalow is a must view.

#### Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom
- Garage
- Driveway Parking
- Enclosed Rear Garden



#### Property

Entering the property via the front door we step into the porch with a further door leading to the welcoming hallway with three storage cupboards and a loft access hatch. On the right side of the hall there is access to the first two bedrooms, both rooms are filled with light from the large double glazed windows. From the open hall there is also access to the fully refurbished bathroom which consists of brand new suite, the dark grey floor tiling is nicely complimented by the white walls and grey shower tiles. Further down the hallway on the left we find the fully refurbished kitchen with a brand new range of wall and base units all round, integrated appliances such as a fridge/freezer, electric hob and oven, dishwasher and washing machine have been fitted as part of the renovation. The lovely oak countertops give the kitchen a personality which is complimented by the large window which allows the room to become filled with natural light whilst providing a view over the front aspect of the bungalow and cul-de-sac. The large living room opposite the kitchen has a beautiful view of the 12th Century church, natural light also fills this room due to the large wrap around window. There is a new heating system in place and new carpeting flows through each room alongside 12v sockets that include USB plugs.



## Outside

The outside space consists of a front and rear garden alongside space in front of the garage for parking. The front garden offers a lovely view towards the church which can be admired whilst seating on the well placed bench. The rear garden consists of a large patio area, a greenhouse and a shed with a blank canvas lawned area. Tall wooden fencing encloses the rear of the garden whilst a brick wall blocks the street view into the garden.

## Location

The property is situated in Holton which is next to the market town of Halesworth. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute 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

Oil fired central heating and hot water.  
Mains drainage, electricity and water are connected.

Energy Rating: D

## Local Authority:

East Suffolk District Council  
Tax Band: C  
Postcode: IP19 8NB

## Tenure

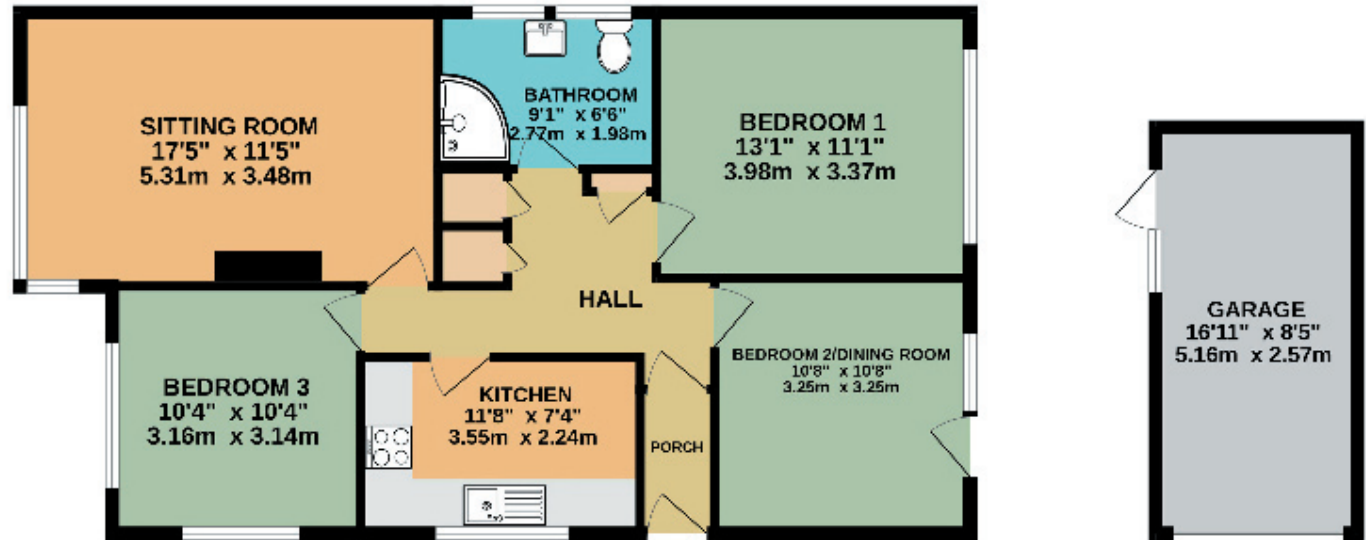
Vacant possession of the freehold will be given upon completion.

## 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: £280,000**

**GROUND FLOOR**  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-interpretation. 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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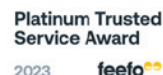
To arrange a viewing, please call 01986 888205

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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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