

M
M

3 Valley Close
Holton, Suffolk. IP19 8NF

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Occupying a spacious plot in the village centre, a well presented two double bedroom semi-detached bungalow, the driveway provides plenty of parking with attractive and well planted gardens.

Accommodation comprises briefly:

- Hallway with Coffee Station
- Spacious Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Well Appointed Stylish Bathroom
- Gas Central Heating
- Good Sized Attractive Gardens
- Plenty of Driveway Parking



Property

The front porch opens into the hallway of the property, which is a useful extension to the kitchen with a worktop and fitted cupboards below. To your immediate left a door opens into the sitting/dining room; a generous space and filled with light from the large bay window to the front aspect, which overlooks the deep lawned garden. The kitchen which also gives access to outside via an external door, offers a good range of wall and floor cupboards including a built-in oven, and separate ceramic hob with extractor hood over. To the rear of the sitting room, off the hall there are two double bedrooms and a re-fitted bathroom. Both bedrooms overlook the rear garden. The bathroom has been re-fitted with a stylish bathroom suite comprising of a bath with a waterfall shower and hand held shower over, concealed w.c. and a wash basin with fitted with cupboards beneath and a heated towel rail. The property offers light and deceptively spacious accommodation with attractive wall panelling and a recently fitted gas combi central heating boiler.

The owners have recently had planning permission granted to extend the property to the front and side, plans are available from the agent should a buyer wish to see them.



Outside

The property occupies a sizable plot with a deep frontage with neatly tended lawn with shrubs and hedging. A long drive runs along the boundary which provides parking for several vehicles. A gate leads into a lovely private area beside the property with paving and slate areas. The wonderful rear garden, which is contained by timber fencing is laid to lawn with a pergola immediately to the rear of the bungalow complete with grapevine. There are archways with climbers and interspersed with flower and shrub beds, raised beds and espaliered cherry, peach, nectarine and apple trees. There are also a variety of other young trees. A sandstone patio at the bottom of the garden ideal for sitting out and enjoying this wonderful garden also has the addition of a bar. A large timber shed near the house has power connected and has been divided to provide a garden store and a small workshop.

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

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

Energy Rating: C

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8NF

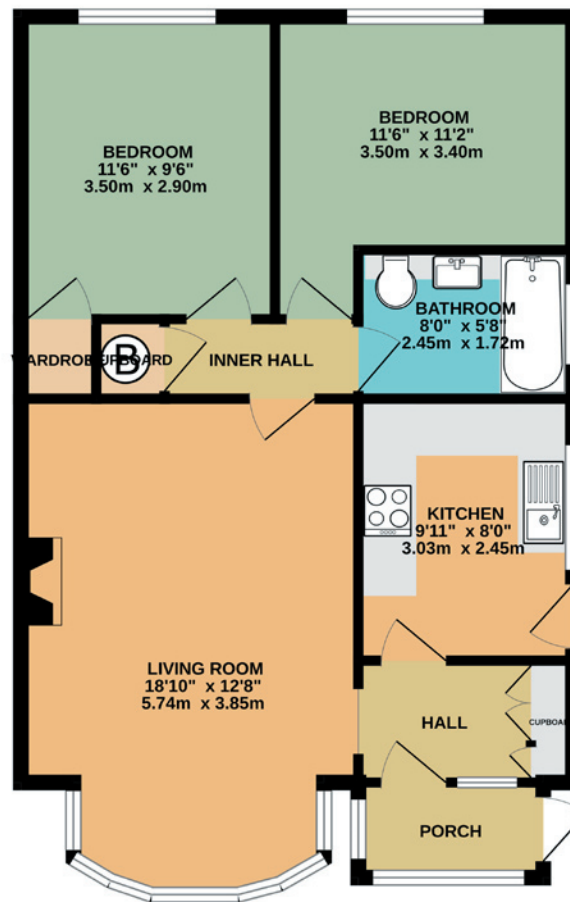
Tenure

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: £259,000



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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.

Made with Metropix ©2024

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

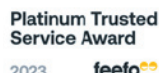
Diss 01379 644822

Harleston 01379 882535

Loddon 01508 521110

www.muskermcintyre.co.uk

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.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk