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*3 Valley Close*  
Holton, Suffolk. IP19 8NF

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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 induction 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.

