



9 LOWER PARK WALK
HOLTON, IP19 8ND



This detached home is located in a quiet cul de sac in Holton and offers four bedrooms, off road parking, single garage and well-maintained gardens.

As you enter the property, you are greeted by a spacious entrance hallway. To your right is bedroom four which overlooks the front aspect and offers space for those looking for ground floor living. In the hallway you will also find an internal door to the garage as well as a convenient WC. The sitting room is a generous size and has a fireplace which is the main focal point of the room. Off the sitting room is the conservatory with a door leading out to the garden, bringing the outside in. The kitchen/diner is a spacious room, ideal for modern lifestyle. The kitchen offers a good range of wall and base units and there is a side access door. Off the dining area are sliding doors out to the garden.

Upstairs, bedroom one is a generous size double room and overlooks the garden and woodland behind. There is the added benefit of built in wardrobes. Bedrooms two and three are also double rooms one overlooking the front aspect, and the other the rear. The family bathroom is a surprisingly large room and boasts a bath, shower, basin and toilet.

Outside to the front of the property there is off road parking as well as a single garage. The garden to the rear of the property is mainly laid to lawn and has been well maintained by the current owner.



SERVICES MAINS WATER AND ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF OIL-FIRED CENTRAL HEATING. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: EAST SUFFOLK COUNCIL - D

EPC - C

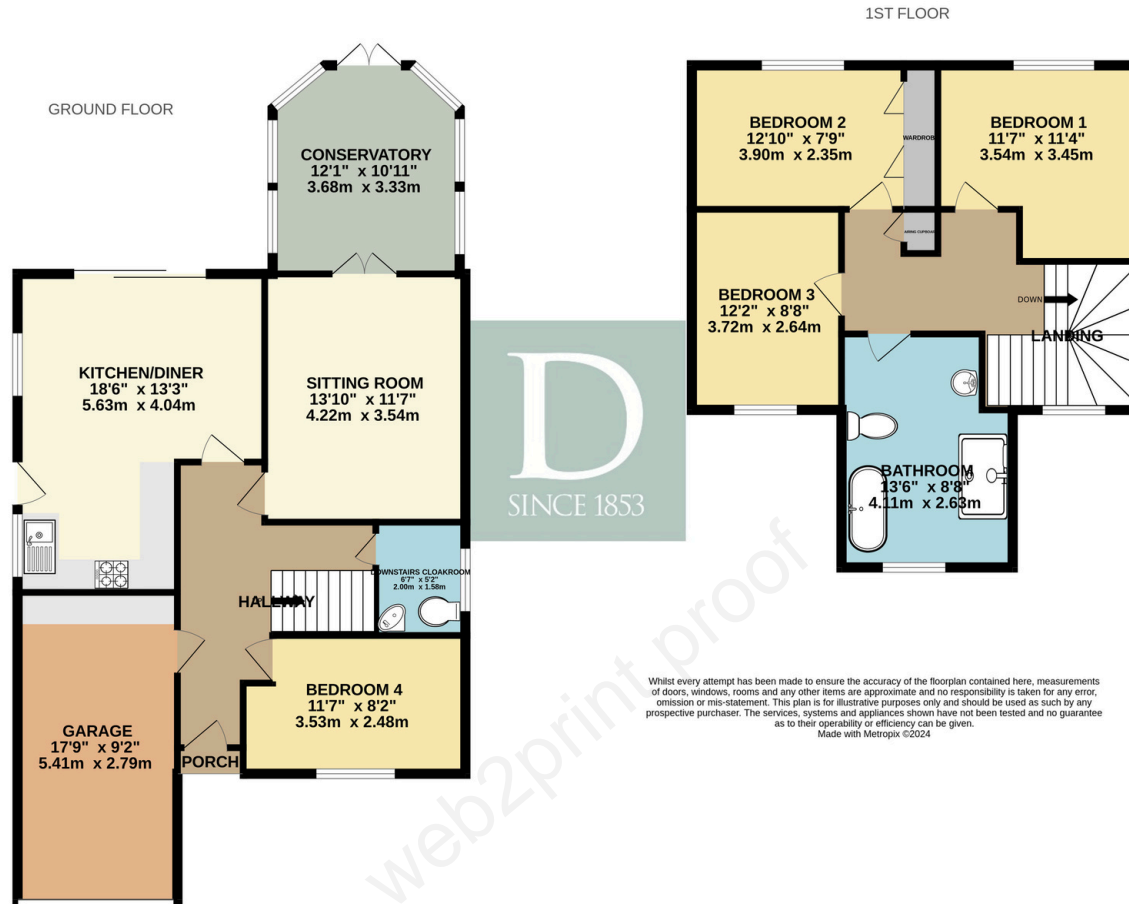
VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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.





FLOOR PLAN



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