



19 PARK WALK
UPPER HOLTON, IP19 8NA



This semi-detached house offers open plan living, off road parking with a garage and three bedrooms, all within a village location close to Halesworth Town Centre.

Upon entering the property, you step into an entrance hall. To your right is the downstairs accommodation area, featuring an open-plan layout that connects the sitting room, kitchen, and dining room. This area is full of natural light and is an ideal space for hosting gatherings. The kitchen is equipped with a variety of wall and base units as well as built-in double oven with ceramic hob and a built-in dishwasher. Additionally, a door from the kitchen provides access to the side of the property. The dining area features sliding doors that open to the patio area outside.

Upstairs, the first bedroom is a spacious double room overlooking the front of the property. The second bedroom is another double room with views of the rear, while the third bedroom is a single room, also perfect for use as a home office. The bathroom is well-appointed with a bath with shower over, a basin, and a toilet.

The front of the property boasts a well maintained garden with a path leading to the front door. The rear garden is low-maintenance, featuring an astro turf lawn. A gate at the end of the garden provides access to off-road parking and a single garage.



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 - C
EPC - C

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

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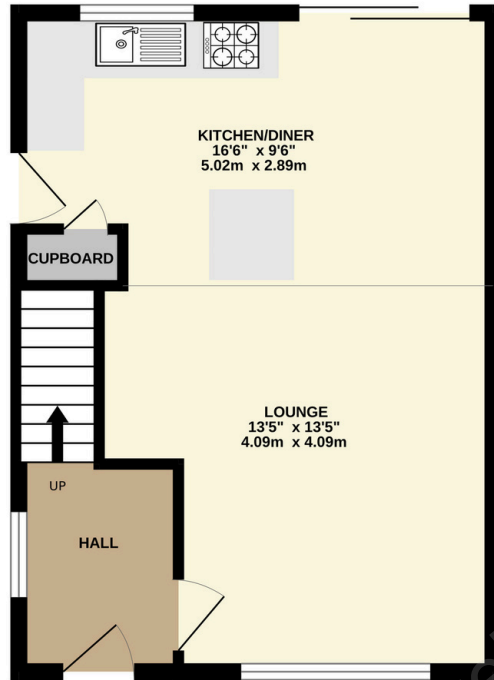
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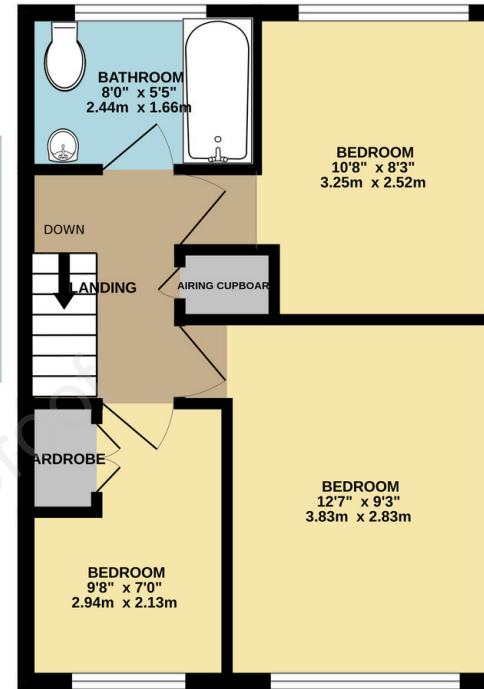


FLOOR PLAN

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



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SINCE 1853

TOTAL FLOOR AREA : 755 sq.ft. (70.2 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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CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : halesworth@durrants.com