



51 SLEEPY VALLEY
HOLTON HALL PARK, IP19 8NH



Located on Holton Hall Park, this detached lodge is sat within a generous size plot and offers two double bedroom, kitchen, bathroom and a large open plan living, dining area!

Upon entering 51 Sleepy Valley, you'll find yourself in the kitchen, which features a good selection of units along with space for white goods and appliances. There are also two cupboards, perfect for use as a larder and for additional storage. Adjacent to the kitchen are two double bedrooms, both overlooking the side of the property. The bathroom includes a shower, basin, and toilet. The heart of the home is the spacious open-plan sitting/dining room, with a fireplace as the main focal point. Large windows and a door lead out to the decking, offering lovely views of the garden and a chance to observe the local wildlife. Outside, there is off-road parking available for several cars. The garden is primarily laid to lawn, complemented by a decking area surrounding the lodge.



SERVICES – Mains water and drainage are connected to the property. Heating is provided by way of oil to the radiators. Gas bottles are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

TENURE – Freehold

CURRENT CHARGES:

Environmental Levy: £1400 (one off payment)

Subscription Fees: £385 per quarter (£1540 per annum)

General Rates: £10.20 per quarter

Water & Sewerage: £17.64 per quarter

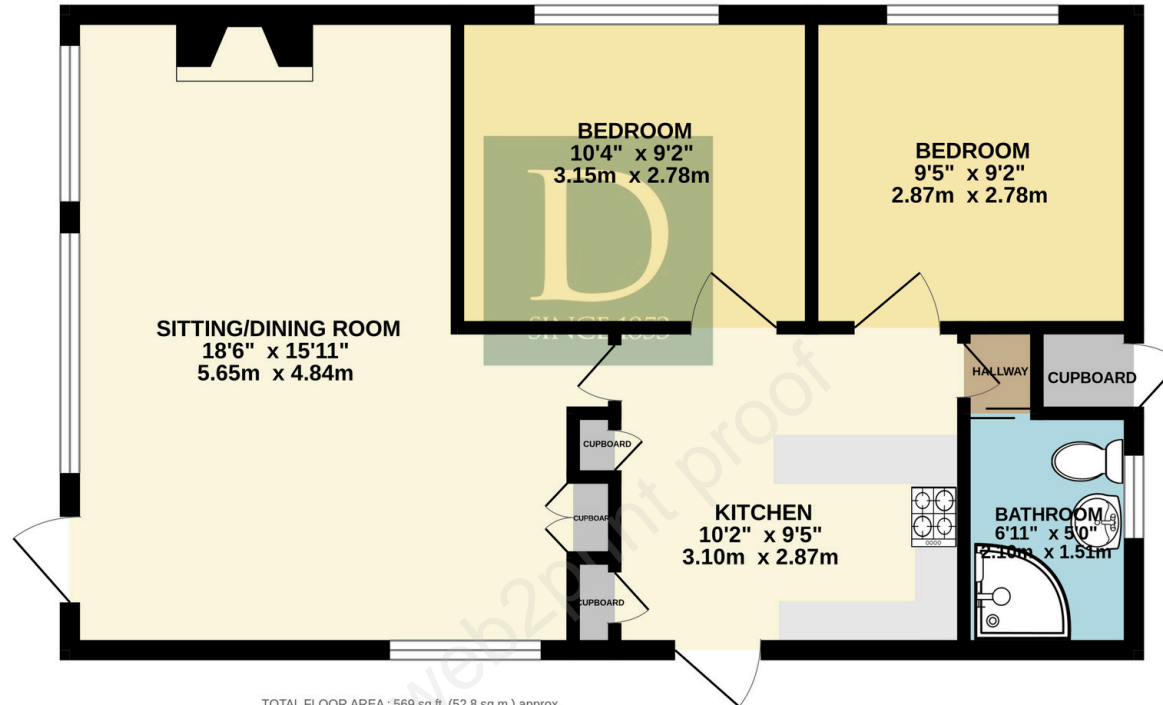
Electricity: Electricity is metered and paid for by each member on a quarterly basis





COUNTRYSIDE
RETREAT

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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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