



# 1, MILLDOWN

HOLTON, HALESWORTH IP19 8PF



A spacious four/five bedroom detached home, located only a short distance from Halesworth town centre and 15 minutes from the coast. This property offers ample off road parking, double garage/studio, views over the Valley and plenty of living accommodation!

As you step through the front door of this home you are welcomed into the porch and on into the entrance hallway. Straight ahead you will find the kitchen/ breakfast room which overlooks the garden to the rear and provides access to the outside. There is also the benefit of a useful utility room located off the kitchen that has a door to the side aspect of the property. The living room is a generous size with doors leading to the outside and a fireplace as the main focal point of the room. This space also connects nicely with the dining room which overlooks the front aspect of the property. The snug is a useful and versatile room located on the ground floor that could serve as a useful home office space or alternatively, a ground floor bedroom. Completing the ground floor is the cloakroom which boasts vanity unit and toilet.

Upstairs on the first floor is the master bedroom. This room enjoys views over the garden and Blyth Valley, with the benefit of built in wardrobe space and an ensuite with shower, large vanity unit and toilet. Bedroom two is another good size double room, also overlooking the garden with built in storage, whilst bedrooms three and four overlook the front aspect with bedroom four currently being used as an at home office. The family bathroom boasts a shower, large vanity unit and toilet.

Externally, the property offers ample off road parking on the shingle driveway along with a double garage, currently used as a studio. The rear, south facing garden is mainly laid to lawn with different areas of interest. The garden boasts a decking area, mature shrubs, orchard to the rear of the garden, a small stream and field views! Overall, this home is ideal for those looking to be on the edge of Halesworth, with ample space, wonderful views and a well proportioned home!

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

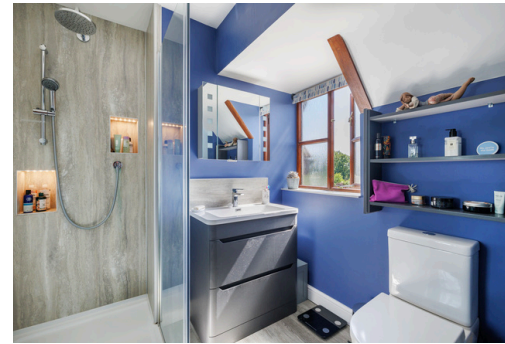
**TENURE**- Freehold

**LOCAL AUTHORITY** – East Suffolk - F

**EPC** – C

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

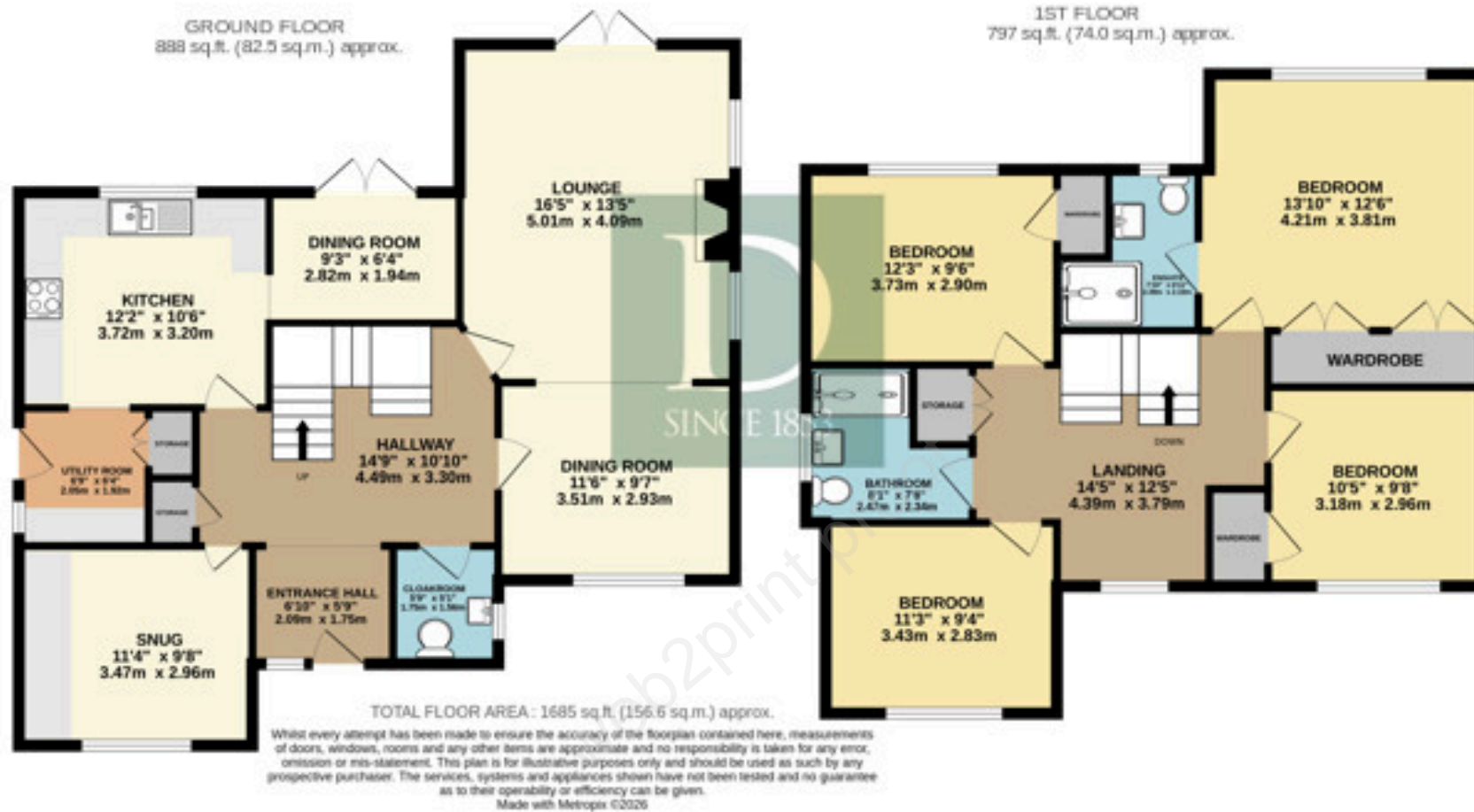








FLOOR PLAN



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