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VALLEY CLOSE HOLTON, HALESWORTH, IP19 8NF



A well-presented detached bungalow offering a generous sitting room, modern fitted kitchen with integrated appliances, three bedrooms, modern bathroom, conservatory and useful additional living space.

Upon entering the property through the rear door, you are welcomed into the conservatory, which provides a pleasant entrance to the home and offers an additional space that can be enjoyed throughout the year. From here, you access the sitting room, which is a generous and comfortable living space with plenty of room for a good range of furniture. The room provides a welcoming area for relaxing, entertaining guests or spending time with family, while the layout allows it to connect naturally with the kitchen. The kitchen is modern and well presented, with a good range of fitted units and integrated appliances providing both useful storage and practical workspace. There is also a door leading out to the side of the property, providing convenient access to the outside. Moving through the property, there are three bedrooms. Bedroom three is a small single room and is currently used as a snug, offering a versatile additional living space which could also be used as a home office, study or occasional bedroom. Bedrooms one and two are both good-sized double rooms, with one currently being used as a dining room. This provides flexibility for the rooms to be used according to the needs of the new owner. The bathroom has been modernised and features a walk-in shower, wash basin and WC, providing a practical and contemporary bathroom space. Outside, the property benefits from ample off-road parking on the driveway and a shed. To the rear is a good-sized garden, mainly laid to lawn, with a patio area providing space for outdoor seating and enjoying the garden during the warmer months. There are also two garden sheds, offering useful additional storage.

TENURE- Freehold

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas 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 – C

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.



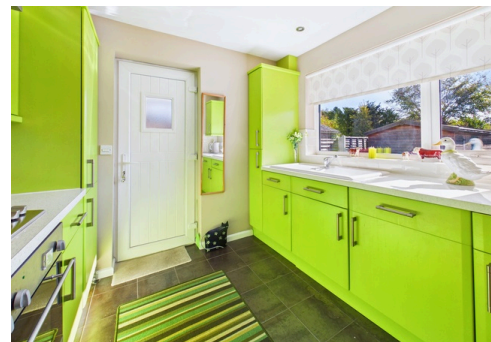
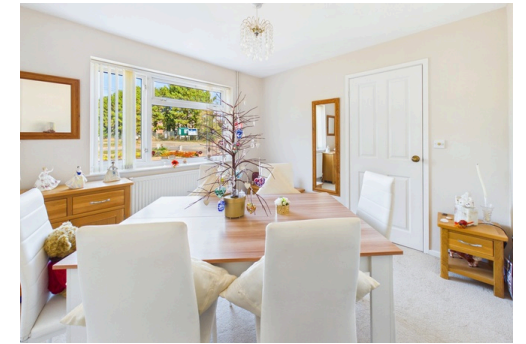
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FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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