

26 Park Walk
Holton
Halesworth
IP19 8NA



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26 Park Walk

Guide Price £400,000

The extensively updated & extended family home..

Set within a peaceful cul-de-sac in the well-connected village of Holton, 26 Park Walk is an exceptionally spacious and beautifully presented three-bedroom bungalow, transformed by an imaginative extension and comprehensive renovation into a light-filled contemporary home with a wonderful sense of connection to its private garden.

A generous driveway provides comfortable parking for several vehicles and is complemented by an electric vehicle charging point. The approach is softened by an established front lawn with apple trees, while the nearby church tower forms an attractive landmark and adds to the village setting. A covered entrance opens into a broad, welcoming hallway, with ample room for coats and footwear and a series of deep built-in cupboards providing excellent everyday storage.

The sleeping accommodation is thoughtfully arranged away from the principal living space. All three bedrooms are well proportioned and include fitted storage, with the principal bedroom enjoying a dual aspect across the front and side gardens, together with its own en suite shower room. The remaining bedrooms offer flexibility for family, guests or home working, while the particularly spacious family bathroom includes a bath with shower over, wash basin, WC and heated towel rail.

The defining feature of the house is undoubtedly the spectacular open-plan kitchen, dining and sitting room. Created as part of the extension, this impressive space rises to a vaulted ceiling and is flooded with natural light through an extensive wall of sliding glazed doors, additional French doors and high-level glazing. The result is a superbly sociable room in which cooking, dining and relaxing sit comfortably together, with a recently installed wood-burning stove providing a natural focal point during the cooler months.

The kitchen is fitted with an attractive range of solid timber cabinetry and generous work surfaces, incorporating integrated appliances, an induction hob, oven, dishwasher and butler sink. There is ample space for a substantial dining table, while the sitting area looks directly onto the garden. Underfloor heating extends throughout the property and is individually zoned, allowing temperatures to be adjusted from room to room.

Adjoining the main living area is a large and highly practical utility and boot room, with space for laundry appliances, additional refrigeration and household storage, together with a second sink and direct access to the garden. This is an especially useful arrangement for families, gardeners and dog owners, allowing muddy boots and paws to be dealt with before entering the main house.

Across the rear, the sliding doors open onto an extensive decked terrace that substantially enlarges the living space during the warmer months. There is room for both outdoor dining and relaxed seating, with the current owners having added a covered timber entertaining area that makes an ideal barbecue spot. Beyond the deck lies a lawned garden which feels remarkably secluded, with established planting, a small pond and useful garden storage. The garden is not overlooked and has a calm, private atmosphere that is particularly unusual for a village cul-de-sac.

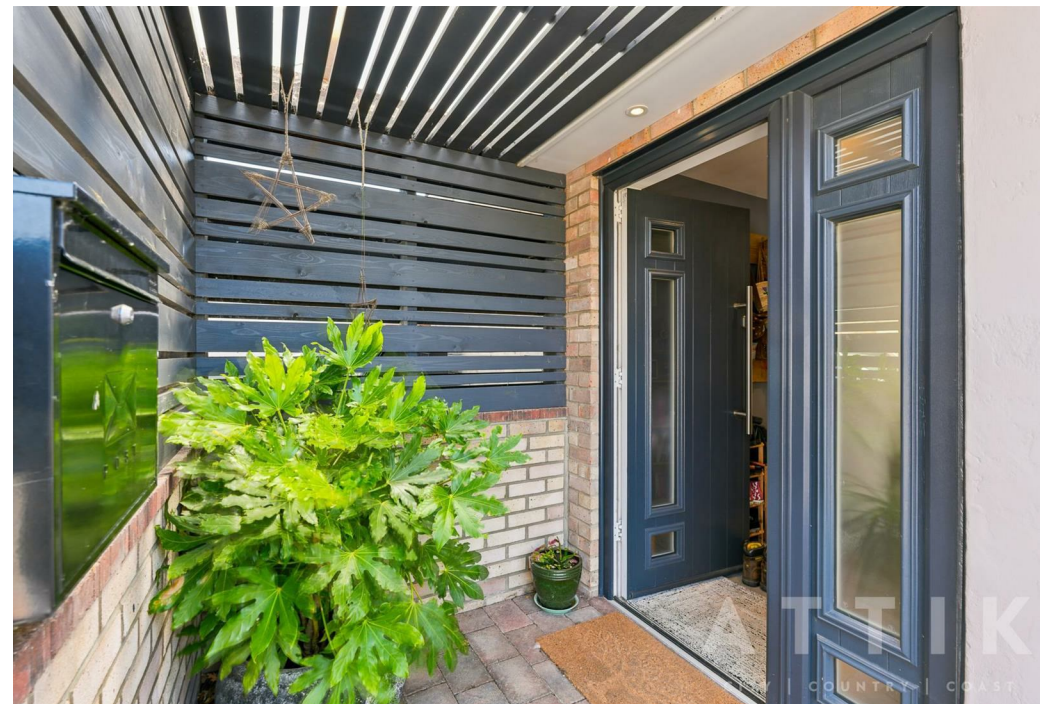
At the foot of the garden is a substantial timber cabin with mains electricity and heating. Currently used as a versatile additional space, it would lend itself equally well to a home office, studio, gym, games room or occasional guest accommodation, subject to any necessary consents.

Holton offers an appealing balance of village life and everyday convenience, surrounded by the open countryside and quiet lanes of north-east Suffolk. The market town of Halesworth is only a few minutes away by car and can also be reached on foot, providing an excellent range of independent shops, cafés, public houses and day-to-day amenities, together with doctors, schools and a railway station offering connections towards Ipswich and London Liverpool Street via the East Suffolk Line. Further schooling and services can be found in the surrounding towns and villages, while Southwold, Walberswick and the wider Suffolk Heritage Coast are all readily accessible for beach walks, sailing, dining and days by the sea.

Combining generous single-storey accommodation, excellent energy-conscious features, abundant storage and one of the most impressive open-plan living spaces of its kind, 26 Park Walk is a highly individual home in a quiet yet exceptionally convenient village setting.

Agents notes...

A pre-recorded walkaround tour is available for this property





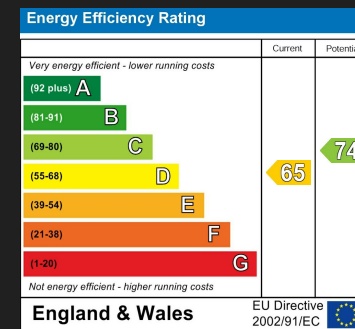
TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

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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Local Authority
East Suffolk

Council Tax Band
C

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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