



Halesworth, Suffolk

Guide Price £515,000

- £525,000 - £550,000 Guide Price
- Kitchen/Diner and Separate Utility Room
- Downstairs Living with Bedroom and Shower Room
- Four Bedroom Detached Home
- Light and Spacious Living Room with Brick Fire Place and Wood Burner
- Three Bedrooms off Landing with Principal Room Having an Ensuite
- Highly Sought After Holton Road, Halesworth
- Ample Off Road Parking with Added Cartlodge

Holton Road, Halesworth

Halesworth is a picturesque market town in north-eastern Suffolk, England, situated approximately 15 miles southwest of Lowestoft and 9 miles inland from the Suffolk Heritage Coast . With a history dating back over a thousand years, it received its market charter in 1223 from King Henry III . The town is renowned for its vibrant arts scene, featuring venues like The Cut Arts Centre, which hosts music, theatre, dance, and exhibitions . Halesworth also boasts the largest Millennium Green in England, offering 44 acres of open space for walking and wildlife observation . The town's pedestrianised Thoroughfare is lined with independent shops, cafes, and historic buildings, reflecting its rich heritage . Regular events such as the Day of Dance, Scarecrow Festival, and a weekly outdoor market contribute to the town's lively community atmosphere . Accessible by road and rail, Halesworth offers a unique blend of cultural vibrancy and rural charm, making it an appealing destination for visitors and residents alike



Council Tax Band: D



DESCRIPTION

Situated on the highly sought-after Holton Road, this attractive four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living, and is offered to the market with no onward chain. The property is entered via a welcoming entrance porch, which leads into the main hallway. To the left is the well-proportioned kitchen/dining room, featuring space for a dining table and fitted with a range of appliances including an oven set within a tall tower unit, an electric hob, and a tall fridge freezer. A window to the front and patio doors to the rear garden allow for an abundance of natural light, creating a bright and inviting space. The main living room is both spacious and light, centred around a charming brick fireplace with a wood-burning stove, creating a cosy focal point. A further set of patio doors provides direct access to the rear garden, enhancing the indoor-outdoor flow. Also on the ground floor is a separate utility room, offering space for appliances and additional storage. The fourth bedroom, located at the front of the property, is currently used by the owners as a home office. Off the hallway is a convenient ground-floor shower room, fitted with a walk-in shower, WC, and wash hand basin. Upstairs, the property offers three further bedrooms. The principal bedroom benefits from its own en-suite shower room, comprising a shower, WC, and wash hand basin. The remaining two bedrooms are served by the family bathroom, which features a three-piece suite including a bath, WC, and wash hand basin. Externally, the property enjoys a driveway providing ample off-road parking, along with a cart lodge and useful side storage. To the rear, the home boasts a generous, fully enclosed garden, mainly laid to lawn with a patio area perfect for outdoor entertaining. An outbuilding provides excellent additional space, ideal for summer use or potential conversion into a home office, studio, or games room.

LIVING ROOM

The living room is a spacious and inviting area, filled with natural light and designed to create a comfortable space for both relaxing and entertaining. A charming brick fireplace with a wood-burning stove forms the focal point of the room, adding warmth and character. The room also benefits from patio doors that open directly onto the rear garden, allowing plenty of natural light to flow in while providing easy access to the outdoor seating and entertaining areas. This bright and welcoming space is ideal for cosy evenings or spending time with family and guests.

KITCHEN/DINING ROOM

The kitchen is a bright and well-appointed space, offering room for a dining table and making it ideal for both everyday family meals and entertaining. It is fitted with a range of appliances including an oven set within a tall tower unit, an electric hob, and a tall fridge freezer. The room benefits from a window to the front and patio doors leading out to the rear garden, allowing plenty of natural light to fill the space and creating a welcoming and practical kitchen-dining environment.

DOWNSTAIRS ACCOMODATION

The ground floor also benefits from a versatile fourth bedroom located at the front of the property. Currently used by the owners as a home office, this flexible space could easily serve as a guest bedroom, study, or playroom depending on individual needs. Conveniently located off the hallway is a modern shower room, fitted with a walk-in shower, WC, and wash hand basin, providing practical ground floor facilities for guests or those using the bedroom.

UTILITY ROOM

The property also benefits from a separate utility room, providing a practical space for additional household appliances along with useful storage. This dedicated area helps to keep the main kitchen uncluttered while offering convenient space for laundry and everyday household tasks.

BEDROOMS

Upstairs, the property offers three well-proportioned bedrooms, all accessed from the central landing. The principal bedroom is a spacious and comfortable room, providing plenty of space for bedroom furniture and enjoying a bright and airy feel. The two additional bedrooms are also generously sized and versatile, making them ideal for family members, guests, or alternatively a dressing room or study depending on individual needs.

BATHROOM & ENSUITE

The property benefits from well-appointed bathroom facilities on the first floor. The principal bedroom features its own en-suite shower room, fitted with a three-piece suite comprising a shower, WC, and wash hand basin, providing convenient and private facilities. The remaining bedrooms are served by the family bathroom, which is fitted with a three-piece suite including a bath, WC, and wash hand basin, offering a practical space for everyday use.

OUTSIDE

Externally, the property offers excellent outdoor space to both the front and rear. To the front, there is a spacious driveway providing ample off-road parking, along with a cart lodge and additional storage to the side of the property. The rear garden is generous in size and fully enclosed, creating a private and secure outdoor area. It is mainly laid to lawn with a patio area, making it ideal for outdoor dining and entertaining. The garden also benefits from an outbuilding, which is perfect for summer use and offers potential to be utilised as a home office, studio, or games room.

TENURE

Freehold

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref: 21045/JD.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

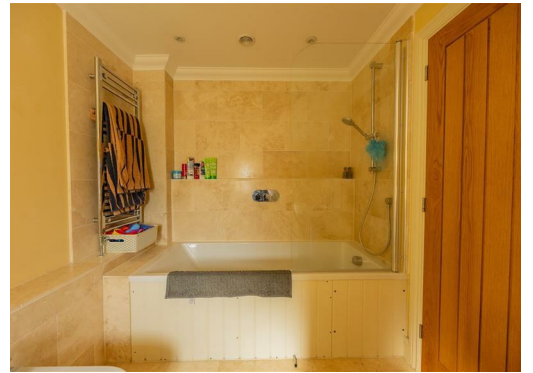
SERVICES

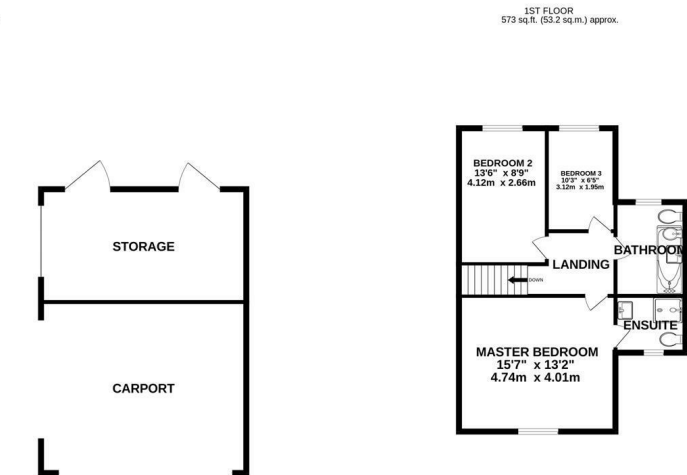
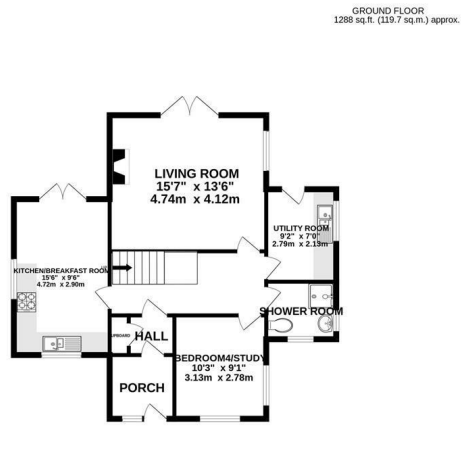
Mains water, air source heat pump and underfloor heating, electricity and drainage

OUTGOINGS

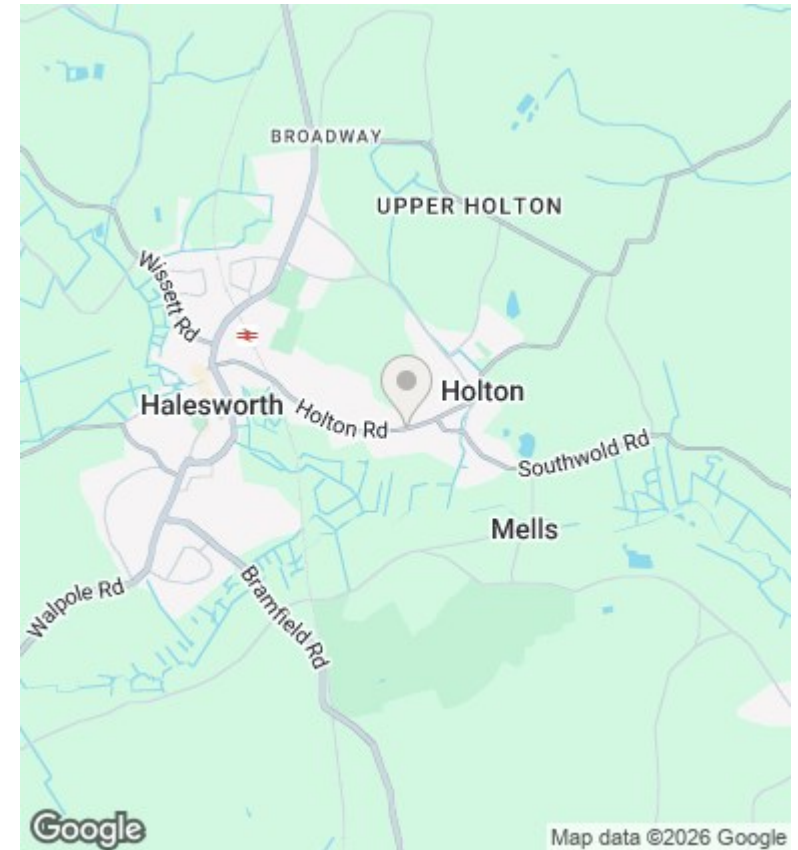
Council Tax Band D







TOTAL FLOOR AREA : 1861 sq.ft. (172.9 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com