

A well presented modern two bedroom unfurnished semi-detached house with garage, parking and gardens.



RENT

£985 PCM

Ref: R2339

Address

9 Buxton Way
Holton
Halesworth
Suffolk
IP19 8LG



Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

And at The London Office
40 St James' Place
London SW1A 1NS

Locations

9 Buxton Way is a modern property situated within the on the Blyth Vale development located in Holton. Holton is situated on the edge of the popular market town of Halesworth and only a short distance from the town centre and local amenities. Halesworth has a variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut, a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area.

Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (nine miles), historic Dunwich and the RSPB sanctuary at Minsmere.

The accommodation

Entrance Hall

A partially glazed front door leads into the entrance hall. With stairs off to the first floor landing. Telephone socket. Single panel radiator. Honeywell wall mounted central heating controls. Door off to

Cloakroom

Fitted with low flush WC, extractor fan, single panel radiator, pedestal wash basin with tiled splashback and mirror over. Side window with obscure glazing.

Kitchen 7.48 x 8.98 (2.13m. x 2.44m)

Door leading from the entrance hall into the kitchen. Fitted with an excellent range of base and eye level units with chrome handles, wood effect roll-top work surface with inset stainless steel sink and mixer tap over. Tiles splashback. Inset Neff electric oven and hob, Space for washing machine and fridge freezer. Extractor hood. Cupboard housing the gas fired boiler. Warm air heater. Windows to front elevation.

Sitting Room 12.22 x 15.01 (3.66m x 4.57m)

Which has a walk-in under stairs cupboard housing the fuse board. Partially glazed back door which leads into the garden, together with window overlooking the rear garden. Two double panel radiators. BT, satellite and FM point. Small bench and dining area.



Bedroom One 12.44 x 10.75 (3.66m x 3.05m)

Double bedroom with built-in double door wardrobe with hanging rail and shelf. Double panel radiator. Window over looking the rear elevation. TV and BT points. Honeywell wall thermostat.

Bedroom Two 10.57 x 7.88 (3.05m x 2.13m)

Small double bedroom to the front of the property. BT and TV point. Double panel radiator. Window overlooking the front of the property.

Bathroom

A three piece white suite to include low level flush WC, pedestal wash hand basin, bath with mixer taps and hand held shower attachment. Above the bath is a separate shower and glass shower screen. Tiled splashback. Heated towel rail and extractor fan.

Outside

The property is approached by a front path which has a planted shrub area and small lawn. To the side of the property is the driveway parking, single garage and a gate leading to the rear garden.



Viewing Strictly by appointment with the agent.

Services All mains services connected. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = B (85) (Copy available from the agents upon request).

Council Tax Band B; £1,778.46 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

February 2026

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

Taking the B1117 through Halesworth. Turning right onto Church Hill continuing into London Road, proceed over the roundabout on Saxon Way. At the third roundabout take the right hand turn into Quay Street proceed under the railway bridge. Turning left into Hill Farm Road. Ahead will be Buxton Way and the property will be found on the left.

For those using the What3Words app:
/// grape.diner.mild



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.