

24 Holton Road  
Halesworth  
IP19 8HF



**ATTIK**  
CITY | COUNTRY | COAST

# 24 Holton Road

## Guide Price £425,000

### The beautifully renovated four bedroom home...

Welcome to 24 Holton Road, Halesworth, a fully renovated and sympathetically restored home that exudes charm and elegance. Over the past 8 years, this property has been meticulously upgraded to a very high standard, ensuring a perfect blend of modern convenience and preserved original features. With new plumbing, wiring, a boiler, and stylish uPVC windows in a light grey finish, this home offers a truly exceptional living experience.

Upon entering, you'll be greeted by a bright and inviting entrance porch boasting bespoke inner doors and beautiful panelling featuring reclaimed stained glass glazing. The ground floor features a delightful lounge with a bay window, stripped pine floorboards, and a cosy Jotul wood burning stove. Additionally, there is a spacious dual-aspect fourth bedroom and a fabulous open-plan kitchen/dining/family room with French doors leading to the rear garden. The original part of the house boasts stripped pine flooring in the dining/family area, adding a touch of character. The bespoke kitchen features light plywood cabinetry, solid wood worktops, and a rangemaster range cooker. The kitchen also leads to a utility area with a WC cloakroom, offering plenty of space and potential for further expansion, including the addition of a shower room.

Moving upstairs, the property offers two generously sized double bedrooms, each adorned with working cast iron fireplaces and original stripped floorboards, adding a charming touch. There is also a comfortably sized single bedroom and a traditionally styled bathroom with a thermostatic shower over the bath.

Outside, the property boasts a large gravel driveway with ample space for several cars, bordered by mature hedging in the front. The rear of the property offers a generous private garden featuring an expansive patio spanning the width of the property, a raised lawn with additional paved seating areas, a vegetable garden, and two sheds. An added bonus is the access to the newly planted public space located at the end of the garden. The property is conveniently located near all the amenities Halesworth has to offer, including a supermarket and train station. Additionally, it is only a 20-minute drive from the stunning heritage coast, with popular destinations such as Dunwich, Southwold, and Walberswick within easy reach.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band C

Local Authority  
East Suffolk

Council Tax Band C

EPC Rating C



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GROUND FLOOR  
779 sq. ft. (72.3 sq.m.) approx.



1ST FLOOR  
426 sq. ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq. ft. (111.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in the plan. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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