

21 Holton Road
Halesworth
IP19 8HF



21 Holton Road

Guide Price £475,000

The stunning 1930s designer home...

A truly stunning 1930s home which has been beautifully extended, reconfigured, and updated by the current owners. No expense has been spared on updating this property, with every detail carefully thought out and impeccably executed to create what really is a gorgeous home, or home-away-from-home, overflowing with designer touches, where you can literally bring your suitcases and unpack, as the furniture is also available by separate negotiation! It's highly energy efficient too, with triple glazing throughout, cavity wall insulation and extra insulation on the inside/outside of all the exterior walls, and a mechanical heat recovery ventilation system.

Set back from the road with a wide grass verge in front of the bespoke Hazel fence, with a wildflower garden behind further separating the house from the road, surrounded on two sides by a sizeable driveway and turning area, with space for at least six cars, along with a very generous carport for two cars in front of the garage with electric roller door. The front door to the side brings you into a very welcoming entrance hall with lovely dark wood flooring that continues through to the kitchen/diner and cloakroom. The lounge to the front is a very serene space, with an attractive triangular bay window and a large window overlooking the front garden. There's ample space for large sofas, and a dining area if required. Next off the hall is the cloakroom, with a striking Phillippe Stark pedestal basin and WC, which sets the tone for the rest of the fixtures and fittings throughout. The kitchen/dining room is at the rear and has been fitted with a large array of high-quality matte cabinets, quartz worktops, a boiling water tap, and many integrated appliances including two fridges, a warming drawer, and a 5-ring gas hob. French doors lead out to the patio, which is more akin to a tropical hideaway than a Suffolk home, and has been landscaped to provide a large porcelain patio with wide steps up to a green space with shade from a large Silver Birch Tree. The utility room is at the rear of the garage and is accessed from the patio via French doors, has ample space for use as a laundry, store, and has a full-height integrated freezer and more, and leads into the garage/workshop which has a range of eye-level cupboards on three walls. Upstairs are two stylish double bedrooms and an exquisite bathroom. Bedroom one has a large bay window to the front and is huge, has ample space for the super king-size bed, with everything else tucked away inside the sliding dark glass wardrobe along one wall. Bedroom two is at the rear, with a similar wardrobe along one wall, and has fabulous views over the protected new woodland. The bathroom is a sight to behold, a sumptuous, elegant room to wash away your cares. Featuring the same Phillippe Stark and WC, a freestanding double-ended bath, a walk-in shower with concrete tray, and contrasting textured tiles.

Situated less than a mile from the thriving town centre with an array of independent shops and a supermarket, offering convenience and variety for residents, and a 20-minute drive to the stunning Heritage Coast, which includes popular destinations such as Dunwich, Southwold, and Walberswick.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band C EPC to follow

Local Authority
East Suffolk

Council Tax Band C

EPC Rating

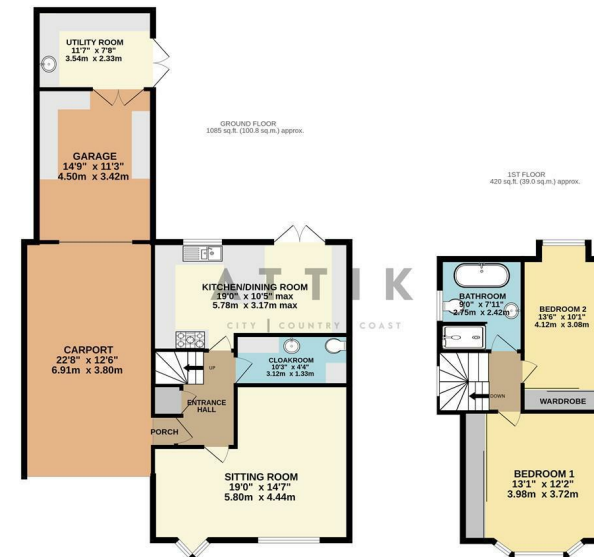


Contact

01986 899532

enquiries@attikccc.co.uk

www.attikccc.co.uk



TOTAL FLOOR AREA: 1505 sq. ft. (139.8 sq.m.) approx.

What every agent has been asked to ensure the integrity of the Property Information Form, measurement of areas, volumes, rooms and any other items are appropriate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their appropriateness or efficiency for the buyer.

Made with Hoxpox CC2021