

35 Holton Road
Halesworth
IP19 8HF



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35 Holton Road

Price Guide £470,000

The generous detached home with great potential...

Welcome to Eyston, Holton Road, this delightful three-bedroom detached house offers nearly 1100 square feet of well-appointed accommodation, sitting on an expansive and beautifully mature plot, ideal for gardening enthusiasts. The garden is a true sanctuary, featuring vegetable patches, multiple patios, decking areas, a greenhouse, and direct gated access to scenic walks in the protected wild space behind..

From the moment you approach this distinctive property, the impressive kerb appeal is evident, accentuated by a spacious circular 'drive-in drive-out' driveway inviting you to discover the treasures within.

Internally, the ground floor comprises two inviting reception rooms, a kitchen with an adjoining pantry, and a light-filled garden room. Ascend the stairs to find three generously sized double bedrooms, accompanied by a family bathroom. Upon entering, you are greeted by an inner hallway leading to a cosy living room adorned with a decorative fireplace, which opens out to the airy garden room. A convenient downstairs WC with an external window further enhances the practicality of this charming home. Both the living room and the dining kitchen boast attractive working fireplaces, with striking cast-iron stoves that create a welcoming atmosphere. The kitchen is equipped with a range of wall and base units, a gas cooker, and plumbing for a washing machine. The dual-aspect living room presents picturesque views of the stunning rear garden, a true highlight of this property.

A well-lit staircase leads up to the first floor. The master bedroom is dual-aspect and features ample fitted wardrobes, providing a captivating garden view. Bedroom two offers convenient storage solutions, while bedroom three also showcases those lovely views of the garden. Completing the upper level is a family bathroom, tastefully tiled and fitted with a modern shower over the bath, blending contemporary comfort with character.

The garden is an enchanting haven, with numerous paved and decked patios, one of which is surrounded by a gazebo adorned with roses. Thoughtfully designed into distinct sections, the garden boasts planted archways, small gates, and formal vegetable patches reminiscent of an elegant parterre. Practical additions such as log stores, sheds, a greenhouse, compost areas, and a chicken run enhance its functionality. At the far end, a delightful surprise awaits—a gate providing access to adjoining fields, perfect for countryside walks.

The name 'Eyston' reflects the property's East of Ton, or East of Village, heritage, and has deep-rooted connections with the area. While enjoying a peaceful rural setting, the vibrant town centre of Halesworth is merely a short stroll away. Additionally, the picturesque Suffolk coastline, including the historic towns of Aldeburgh, Southwold, and Dunwich, is just a short drive, offering an abundance of seaside charm and exploration.

Agents note...

Council Tax Band D

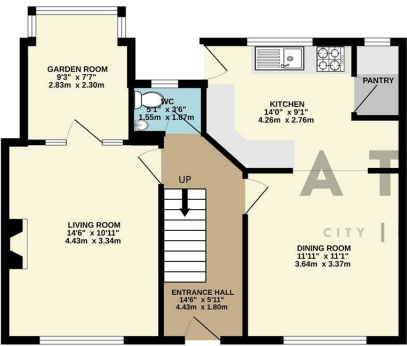


Local Authority
East Suffolk Council

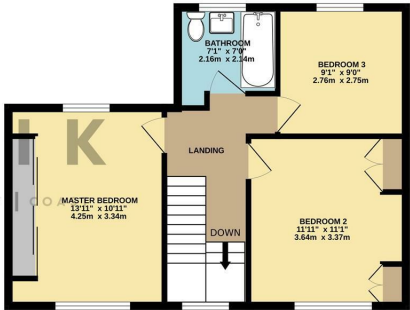
Council Tax Band
D

Directions

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



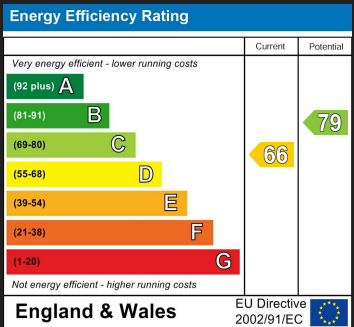
1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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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