

33 Holton Road  
Halesworth  
IP19 8HF



# 33 Holton Road

## Guide Price £550,000

### THE 1930s PROPERTY CRAMMED WITH ORIGINAL FEATURES.

Highbank is a handsome example of 1930s architecture. A good sized, South-facing front garden with mature conifers provides privacy from the road, whilst the tarmac driveway accommodates a number of cars in front of the house, in addition to a wide single garage.

Inside, the hallway has a useful alcove for coats and shoes, an under-stair cupboard and engineered wood flooring which runs through the hall and kitchen. To the left, the lounge/diner is used by the current vendors as an office. A beautifully spacious 25m<sup>2</sup>, there are windows to front and rear and a fireplace which has been opened up ready to be lined for a wood burner. Opposite the front door is the kitchen/breakfast room, with a WC and lobby, with door to the garden. The solid wood worktops and cabinetry is a perfect fit for the era of the house. There is room for a four or six-seater dining table overlooking the garden. To the front of the property, and with an original serving hatch to the kitchen, is the sitting room. South facing, with a large bay window, feature fireplace with wood burner, and original floorboards, this could work equally well as a dining room, leaving the other reception room as a large, comfortable lounge. Moving upstairs, the 1930s features continue with a panelled staircase, and original windows (in need of some TLC and with secondary glazing), picture rails, high ceilings and floorboards. Bedroom one sits above the lounge/diner, with windows to front and rear. Formerly with an ensuite on the other side of the bathroom wall, this could easily be reinstated and at nearly 20m<sup>2</sup> there would be plenty of room to do so. Bedroom two to the front has the same large, South-facing bay as the sitting room below, and two double cupboards built into the alcoves. Bedroom three, whilst the smallest, is still a generous 13m<sup>2</sup>, with the original airing cupboard and three windows, one of which overlooks the garden. The family bathroom has a recently installed traditional-style suite and a bath with thermostatic shower over. The spacious landing also has a double width airing cupboard with plenty of shelving and a large hot water tank, added when the house was replumbed and rewired a few years ago. Alongside its generous accommodation and original features, the outside space at Highbank is a huge draw. Within the grounds, there is a large workshop/garage with power, a garden shed and summer house, and a delightful pergola with climbing roses, honeysuckle and two walkways – one leading through a thriving vegetable patch and the other leading through to an orchard and wildlife haven behind. A willow fence and hedging provide a backdrop to several fruit trees, and the area beyond has been designated 'amenity space' which cannot be built on – perfect for dog walking! In a great location for access to amenities, transport and the coast, and with equally desirable space both inside and out, Highbanks is rich in history and a comfortable family home

### AGENTS NOTES...

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

Council Tax Band D

Local Authority  
East Suffolk

Council Tax Band D

EPC Rating D



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TOTAL FLOOR AREA: 1824 sq.ft. (169.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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