



Halesworth, Suffolk

£475,000

- £475,000-£500,000 Guide Price
- Complete with High End Appliances Throughout
- Enclosed Rear Garden on Substantial Plot
- Four Bedroom Detached Home
- Separate Living and Dining Room
- Extended Kitchen
- Driveway, Off Road Parking & Garage

Holton Road, Halesworth

Halesworth is a picturesque market town in north-eastern Suffolk, England, situated approximately 15 miles southwest of Lowestoft and 9 miles inland from the Suffolk Heritage Coast . With a history dating back over a thousand years, it received its market charter in 1223 from King Henry III . The town is renowned for its vibrant arts scene, featuring venues like The Cut Arts Centre, which hosts music, theatre, dance, and exhibitions . Halesworth also boasts the largest Millennium Green in England, offering 44 acres of open space for walking and wildlife observation . The town's pedestrianised Thoroughfare is lined with independent shops, cafes, and historic buildings, reflecting its rich heritage . Regular events such as the Day of Dance, Scarecrow Festival, and a weekly outdoor market contribute to the town's lively community atmosphere . Accessible by road and rail, Halesworth offers a unique blend of cultural vibrancy and rural charm, making it an appealing destination for visitors and residents alike



Council Tax Band: C



DESCRIPTION

This beautifully presented four-bedroom detached home on Holton Road offers a harmonious blend of modern luxury and timeless charm. The heart of the home is an extended rear kitchen, meticulously designed with top-of-the-range appliances, including a double oven, plate warming tray, and a central island, all finished to an exceptional standard. Complementing the kitchen are a separate dining room and a spacious living room featuring a cozy wood burner, perfect for family gatherings and entertaining guests. Upstairs, the property boasts four bedrooms—three generously sized doubles and a versatile fourth room currently utilized as a home office. The accommodation is serviced by a sleek ground floor shower room and a well-appointed family bathroom on the first floor. Externally, the home is enhanced by a meticulously maintained garden adorned with mature shrubbery, vibrant flowers, a tranquil pond, and a charming summer house equipped with power and lighting. Additional features include a garage and a spacious driveway providing ample off-road parking. The property also has 12 solar panels. This exceptional property combines contemporary living with classic elegance, offering a serene retreat within easy reach of Halesworth's amenities and the picturesque Suffolk countryside.

LIVING AREAS

The living and dining rooms of this home exude timeless charm, each featuring elegant bay windows that flood the spaces with natural light and offer picturesque views of the front garden. These architectural details enhance the home's aesthetic appeal and create a sense of openness, making the rooms feel more spacious and inviting. The living room is further complemented by a cosy wood-burning stove, perfect for relaxing evenings, while the separate dining room provides an ideal setting for both intimate dinners and larger gatherings.

KITCHEN

The kitchen is a standout feature, thoughtfully extended and fitted with premium appliances to cater to both culinary enthusiasts and entertainers. It boasts high-end Neff appliances, including double ovens, a plate warming drawer, and a six-ring gas burner hob, all designed for precision cooking. The Fisher & Paykel extractor fan efficiently manages cooking vapors, ensuring a

fresh environment. A central island serves dual purposes: a breakfast bar for casual dining and a spacious area for entertaining guests while cooking. Natural light floods the space through the large glass window panes and single patio door, which also provide seamless access to the beautifully maintained rear garden, enhancing the indoor-outdoor living experience.

BEDROOMS

The four bedrooms are designed with comfort and practicality in mind. The first three are spacious doubles, each featuring ample wardrobe storage and large windows that flood the rooms with natural light, creating bright and welcoming spaces. The fourth bedroom is currently utilized as a home office, offering flexibility to suit various needs. This layout provides a harmonious balance between restful retreats and practical living areas.

BATHROOM AND SHOWER ROOM

The home features two well-appointed bathrooms, each combining modern design with practical functionality. On the ground floor, a contemporary walk-in shower room is equipped with a sleek vanity unit, integrated sink, and WC, offering a streamlined and accessible space ideal for daily use. Upstairs, the family bathroom includes a classic three-piece suite: a full-sized bath with an overhead shower, a WC, and a sink. Both bathrooms are designed to maximize comfort and convenience, catering to the needs of a busy household.

OUTSIDE

The property boasts a substantial, fully enclosed rear garden that is a true haven for gardening enthusiasts. Meticulously landscaped, it features vibrant flower beds filled with roses, mature shrubs, and ornamental trees, creating a picturesque and tranquil setting. A charming pond adds to the garden's appeal, attracting local wildlife and enhancing the serene atmosphere. For those interested in sustainable living, the garden includes well-maintained vegetable garden, perfect for cultivating homegrown produce. A delightful summer house, equipped with power and lighting, offers a versatile space for relaxation, hobbies, or entertaining guests. At the front of the property, a generous driveway provides ample off-road parking, leading to a garage that also benefits from power and lighting, with convenient access to the rear

garden. This outdoor space seamlessly combines beauty and functionality, offering a peaceful retreat and a practical environment for everyday living

SERVICES

Mains gas, water and electricity

OUTGOINGS

Council Tax Band C

VIEWINGS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889.

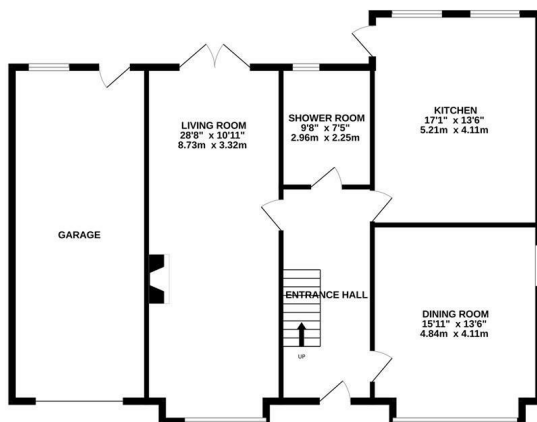
FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

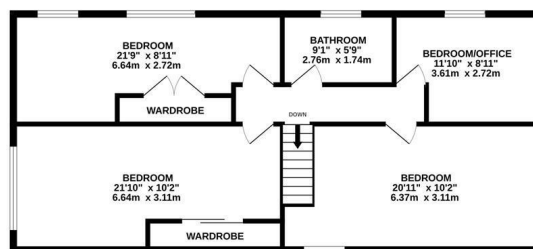




GROUND FLOOR
1236 sq.ft. (114.9 sq.m.) approx.

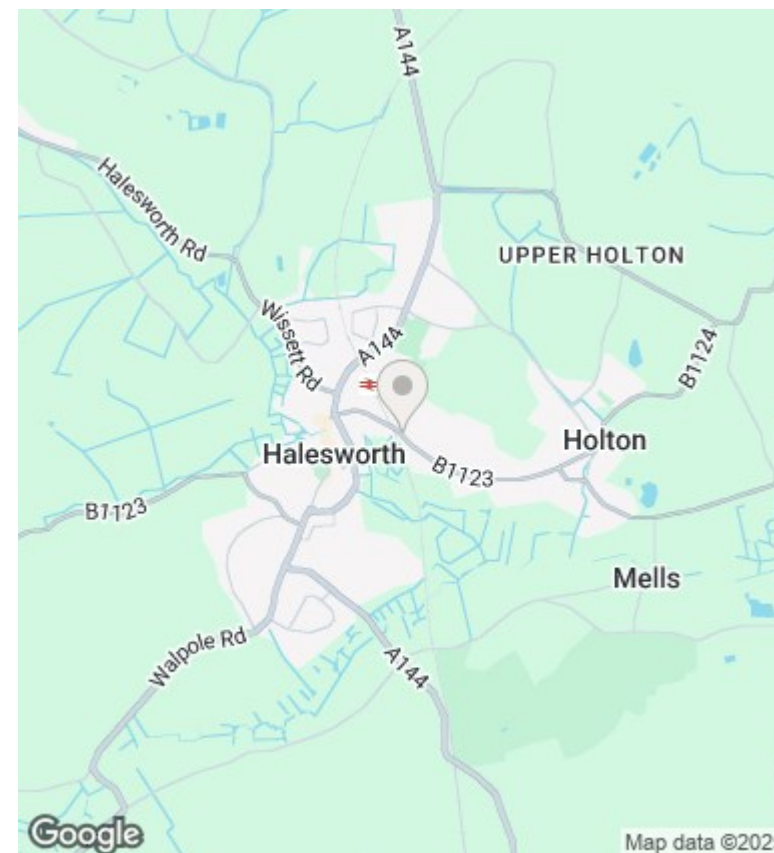


1ST FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 2052 sq.ft. (190.6 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com