



## Halesworth, Suffolk

Offers In Excess Of £495,000

- Six Bedroom Detached Bungalow
- Four Bathrooms including Two Ensuites
- Annexe Potential
- Set on a Substantial Plot
- Potential for Further Development and Change
- Over 2800 Square Ft
- Large Driveway and Rear Garden
- Living Room, Dining Room, Snug and Office
- EPC - C

# 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: E



## DESCRIPTION

Spanning over 2,800 square feet, this spacious five-bedroom detached bungalow is set on a substantial plot just moments from Halesworth town centre. The property boasts a versatile and generous layout, offering a blend of comfortable family living and elegant entertaining spaces. The principal bedroom benefits from a luxurious ensuite complete with a roll-top bath, alongside a second ensuite bedroom and two additional well-appointed bathrooms plus a convenient separate W.C. Light floods into the home through charming bay windows at the front, enhancing the bright and airy ambiance throughout. Accommodation includes a welcoming living room, a formal dining room, a cosy snug, and a dedicated office space—ideal for modern working from home. The kitchen is a highlight, featuring a Rangemaster gas oven, ample storage, and direct access to a practical utility room. A bright conservatory overlooks the fantastic private and fully enclosed rear garden, offering a perfect retreat for relaxation and outdoor entertaining. This exceptional property combines space, style, and privacy in an enviable location, making it an ideal family home

## LIVING AREAS

The bungalow offers three versatile living areas — a spacious living room, formal dining room, and a cosy snug — each flooded with natural light thanks to large windows that create a bright and welcoming atmosphere. These well-proportioned rooms provide flexible space to relax, entertain, and enjoy family time, adapting effortlessly to your lifestyle needs

## KITCHEN

The well-equipped kitchen features a Rangemaster gas oven and generous space for all essential appliances, designed to meet the demands of modern family life. With ample storage and work surfaces, it offers both functionality and style. There is also exciting potential to expand and create an open-plan layout by incorporating the

adjacent dining room, allowing for a seamless flow of space perfect for entertaining and family gatherings.

## BEDROOMS

This spacious bungalow offers five well-proportioned bedrooms, providing ample accommodation for family and guests. The principal bedroom enjoys an ensuite complete with a roll-top bath, while a second bedroom also benefits from its own ensuite. Notably, the bedroom located at the rear of the property presents exciting potential to be converted into a self-contained annexe, featuring its own living area and bathroom, ideal for multigenerational living or as a private guest suite

## BATHROOMS

The property boasts a total of four bathrooms, thoughtfully designed to offer comfort and convenience. The principal bedroom features a stunning ensuite complete with a classic roll-top bath, creating a luxurious retreat. A second ensuite serves another bedroom, while two additional well-appointed bathrooms and a separate W.C. ensure ample facilities for family and guests alike.

## CONSERVATORY

The bright and airy conservatory overlooks the private, fully enclosed rear garden, offering a peaceful space to relax and enjoy the outdoors all year round. With plenty of natural light flooding in, it's the perfect spot for casual dining, morning coffee, or unwinding while taking in the garden views

## OUTSIDE

The property is approached via a large driveway, fully enclosed to the front and side, providing ample parking and excellent privacy. There is also potential to add a garage or cart lodge, enhancing the practicality and storage options. To the rear, a generous garden combines lawn and patio areas, offering a versatile outdoor space with

plenty of scope for further landscaping to create your ideal garden retreat

### TENURE

Freehold

### OUTGOINGS

Council Tax Band E

### SERVICES

Mains gas, electricity, water and sewerage

### VIEWING ARRANGEMENTS

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

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

REF: JD/20924

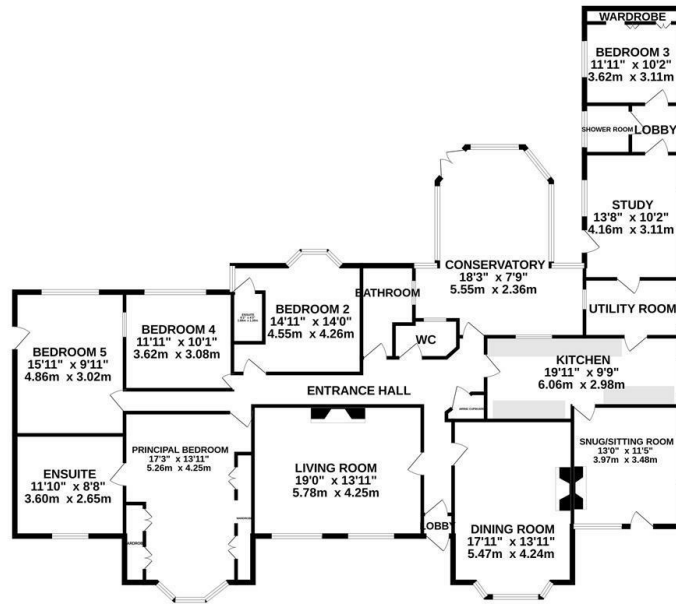
### FIXTURES AND FITTINGS

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.

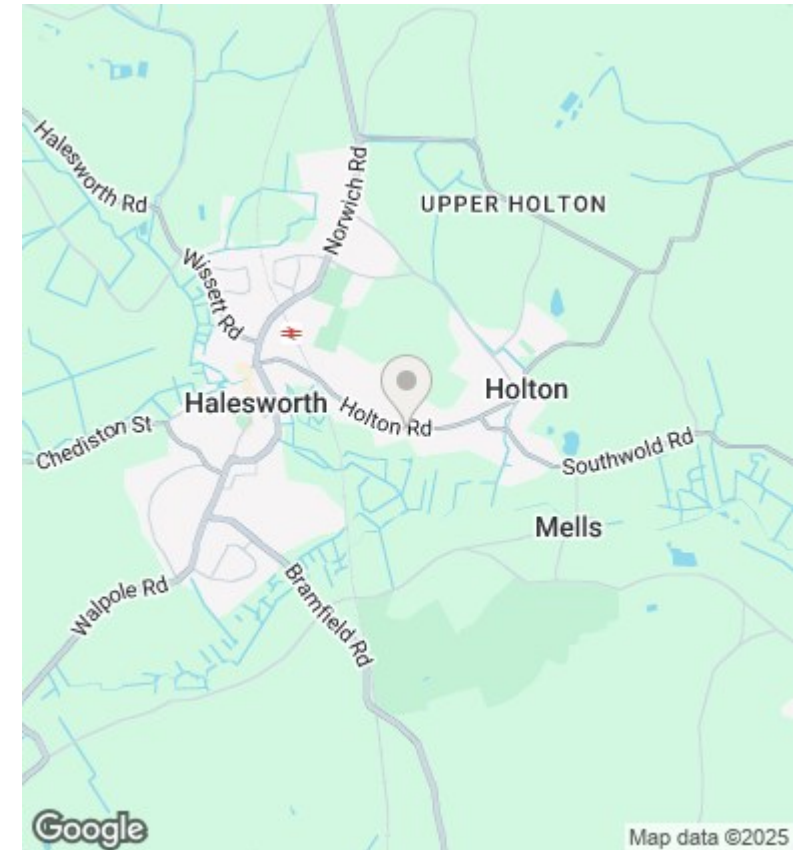




GROUND FLOOR  
2640 sq.ft. (245.2 sq.m.) approx.



TOTAL FLOOR AREA: 2640 sq.ft. (245.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made as to their accuracy or efficiency can be given.  
Made with floorplan 12/2025



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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](http://www.epcregister.com)