



5 THE STREET
HOLTON, HALESWORTH, IP19 8PH



This charming two-bedroom terrace house is nestled in the desirable village of Holton. Offering a fantastic blend of period character and modern living, this property is one to view.

Upon entering through the front door, you are welcomed into a charming and generously proportioned sitting/dining room, featuring a brick open fireplace with a raised hearth. This bright and inviting space benefits from two front-facing windows and is enhanced by attractive brick flooring, along with exposed wall and ceiling timbers that highlight the property's period character. Generous storage space can also be found in a cupboard under the stairs. A substantial oak stable door leads through to the well-appointed kitchen at the rear of the home. This area is fitted with an extensive range of wall and base units, complemented by glass splashbacks and durable 'Minerva' composite worktops. Additional features include a water softener, built-in Neff oven, induction hob with pull-out extractor, and space for a fridge/freezer. A second stable door provides access to the rear garden. From the sitting room, a door opens to a staircase leading to a spacious first-floor landing.

Upstairs, there are two bedrooms: the generous principal bedroom at the rear enjoys a large window overlooking the garden and mature trees beyond. The second bedroom, located at the front, is single sized with an irregular shape and features a deep built-in wardrobe that also houses the gas combi boiler. The stylishly refitted bathroom includes a large corner bath with an overhead shower, a WC, and a hand basin. The walls are finished with low-maintenance PVC panelling.

The rear garden includes a brick patio directly behind the property, with a pathway bordered by flowerbeds leading to the end of the garden. Here, a brick outbuilding, complete with power and water offers additional utility space. This characterful terraced cottage, with its original features and uniquely shaped rooms, has been a well-loved home for many years. It offers warmth and charm, making it equally suitable as a permanent residence or a cosy holiday retreat near the coast.

TENURE - Freehold

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – B

EPC – C

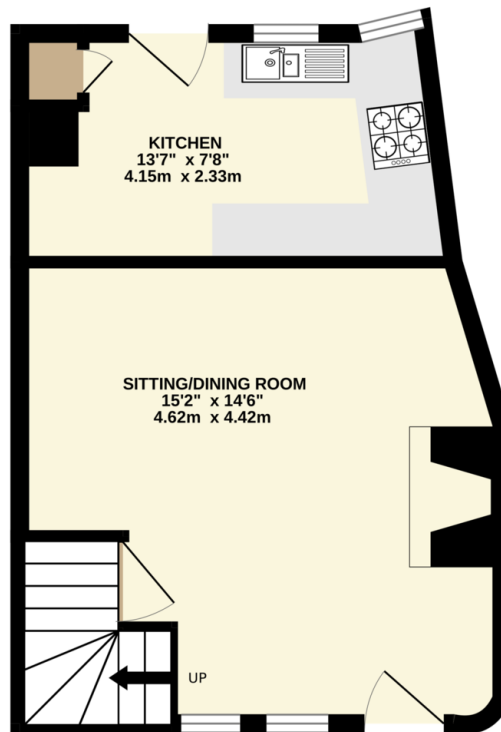
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.



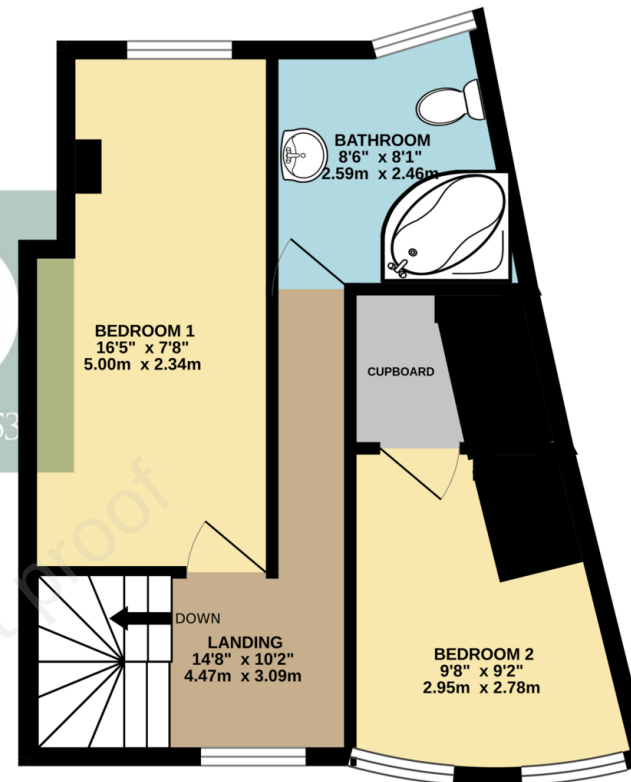


FLOOR PLAN

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**
Email : **halesworth@durrants.com**

