

DURRANTS  
SINCE 1853



Orwell



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# Say Hello to Holton

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Nestled in the heart of Suffolk, Holton is a charming village that blends rural tranquility with rich history and modern convenience. Whether you're visiting for a day, considering a move, or simply curious about this picturesque corner of East Anglia, we invite you to explore all that Holton has to offer.

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## A Village Steeped in History

Holton is steeped in history that dates back centuries. With its winding lanes, traditional thatched cottages, and iconic village church, the past is woven seamlessly into the fabric of everyday life. A quiet walk through the village allows you to step back in time, while also enjoying the beautiful countryside views that surround the area.

## Nature on Your Doorstep

For nature lovers, Holton is a haven. The village is surrounded by lush woodlands, gentle rolling hills, and open fields, making it perfect for walking, cycling, or simply soaking up the serenity. Just a short stroll from the village centre, you'll find yourself immersed in the peace of the Suffolk countryside, with the opportunity to spot a variety of local wildlife and seasonal blooms.

## A Community Like No Other

Holton is a place where neighbours become friends and everyone feels at home. The village is known for its strong sense of community, with regular events and activities for all ages. From local markets and village fairs to nature walks and seasonal gatherings, there's always something to connect you with the heart of the village.

## Modern Amenities, Historic Charm

While Holton offers the charm of a traditional village, it also boasts a selection of modern amenities to make life convenient and comfortable. Local pubs and shops provide all your everyday needs, while larger towns like Halesworth and Southwold are just a short drive away, offering even more shopping, dining, and entertainment options.

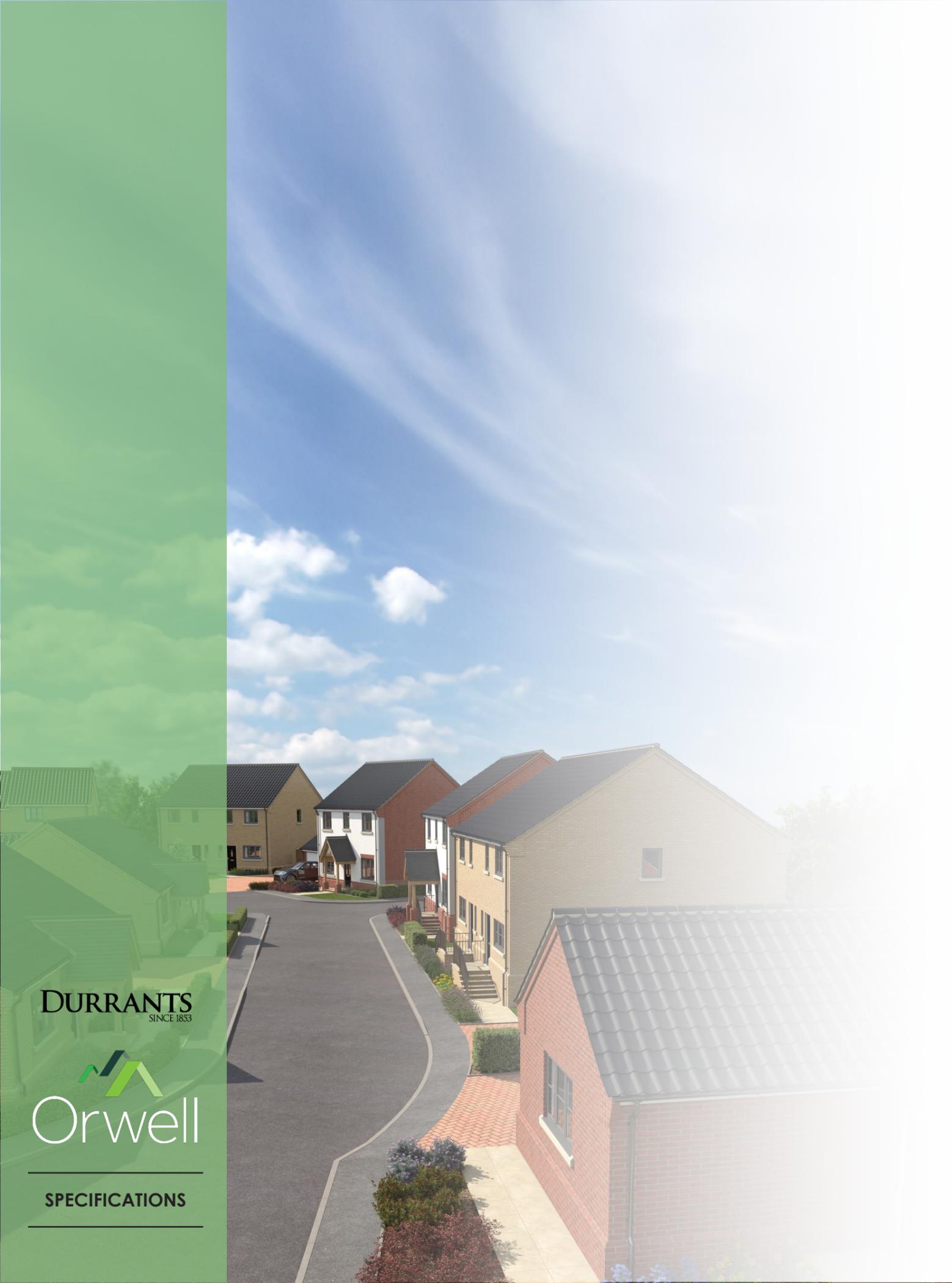
## Explore the Surrounding Area

Holton is perfectly positioned for exploring the beauty of Suffolk. The nearby coastal town of Southwold, with its iconic pier and sandy beaches, is just a short drive away. Discover the breathtaking landscapes of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty or visit one of the many historic sites and charming towns nearby, including the medieval town of Framlingham and the bustling market town of Halesworth.

## Your Next Adventure Awaits

Whether you're drawn to Holton for its stunning landscapes, its welcoming community, or its perfect balance of history and modern living, we're confident you'll fall in love with everything this delightful village has to offer.





### Kitchen

- Electrolux Hob EHF6241FOK, Oven EOF6P46X, Hood LFC316X
- Integrated Electrolux Fridge/freezer LNT6NE18S1, Integrated Dishwasher KEAF7200L
- Symphony Kitchen Range

### Electrical

- Outside lighting to front and rear
- TV and data points to living room, master bedrooms
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes
- Spotlights to the kitchen/dining area
- Spotlights in toilets, bathrooms and en-suites
- Installation of electric vehicle charging point to all properties
- Loft light

### Plumbing

- Air source heat pump, Vaillant aroTHERM plus
- White Armitage Shanks sanitaryware throughout with white bath panel
- Chrome-effect mixer taps
- Outside tap to all gardens

### Tiling

- Bathroom wall tiles at full height around bath/shower
- En-suite wall tiles at full height to shower cubicle with splashback above hand basin
- Cloakroom - Tiles over sink

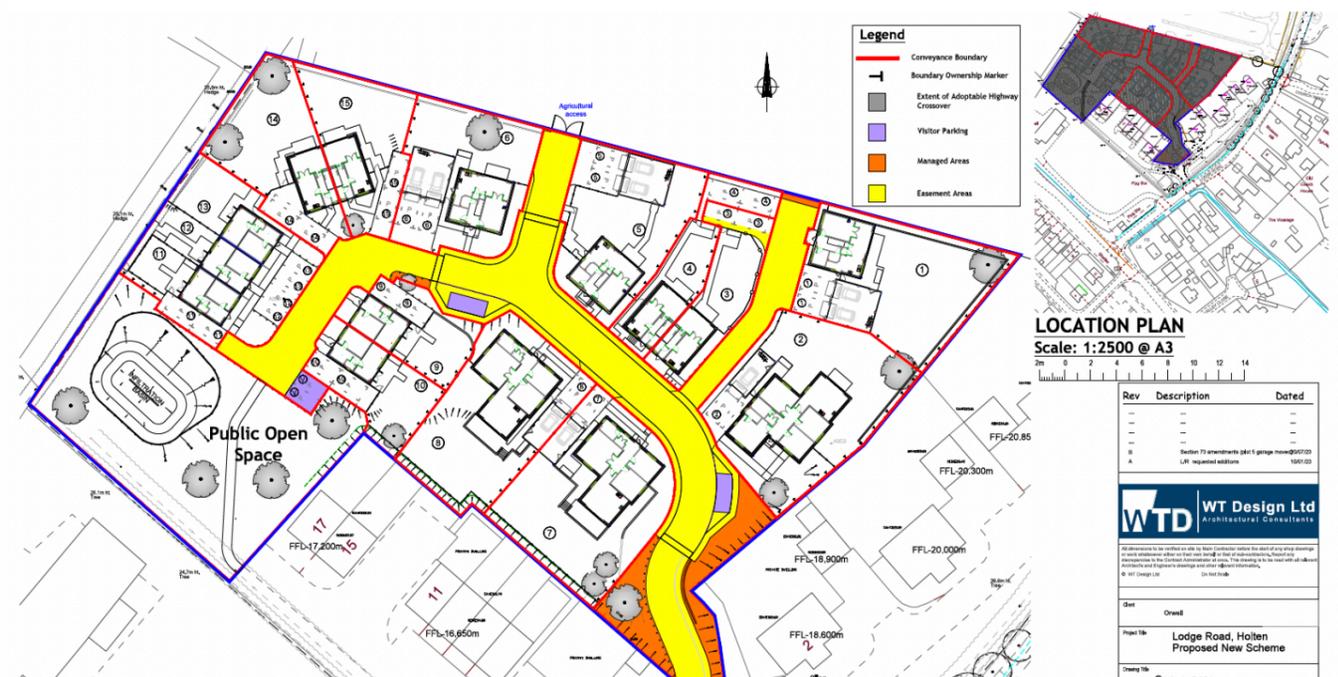
### Joinery

- Skirting and architraves – Satinwood (White)
- Internal door flush veneer with tubular standard handle in chrome
- UPVC double-glazed windows throughout
- Timber staircase painted white

### Other Items

- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted in Dulux Off White
- Natural Riven paving slabs to paths and patios
- BT Fibre Broadband to all plots

*Please note, this is an indicative list & subject to change.*



plot 1



# THE SPRUCE

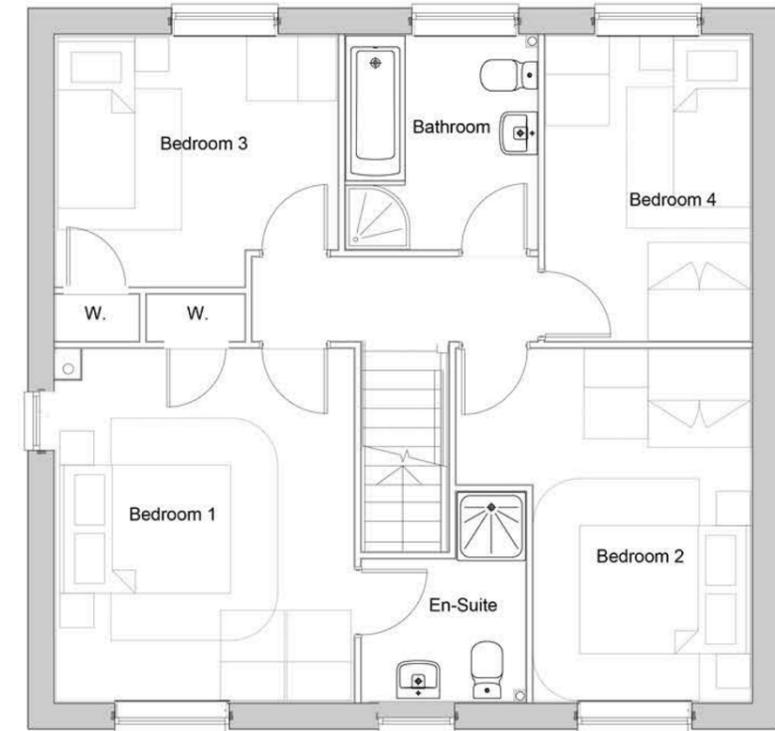
— 4 BEDROOM DETACHED HOUSE —

The Spruce is a generously sized, four-bedroom detached house. The ground floor provides an open-plan living layout, perfect for modern family life, with a contemporary kitchen/diner that offers ample space for cooking and entertaining. The large lounge is perfect for relaxing and unwinding, while the separate family room/study provides a versatile area that can easily be used as a home office, playroom, or additional living space, depending on your needs. For added convenience, the ground floor is finished with a W/C, ensuring practicality for day-to-day living.

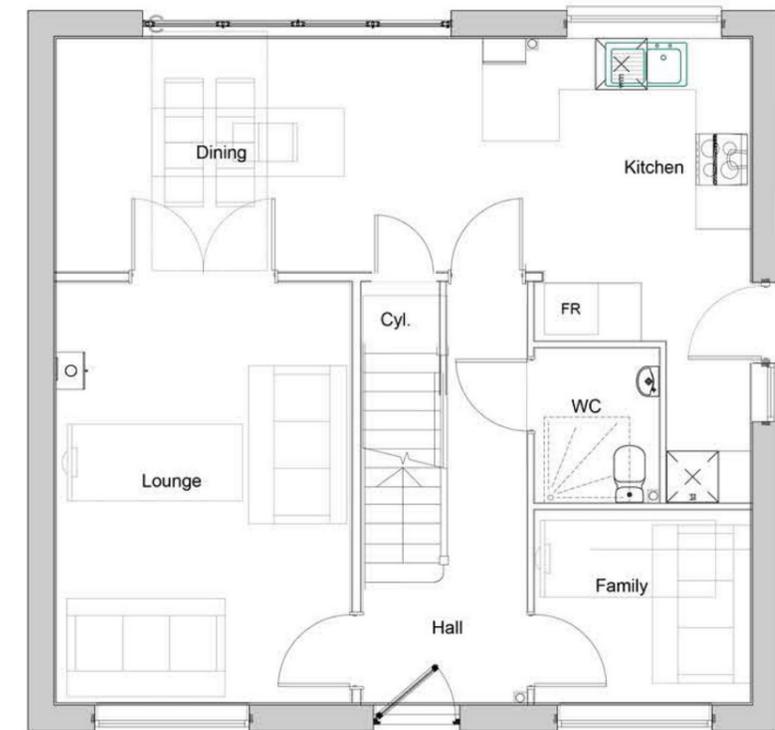
Upstairs, the property boasts four well-proportioned double bedrooms, each offering plenty of space for

furniture and storage. The principal bedroom is a standout feature, complete with its own en-suite shower room for added privacy and convenience.

Additionally, the principal bedroom is equipped with built-in wardrobes, providing generous storage space and helping to maintain the tidy, modern aesthetic throughout the home. The remaining three bedrooms are all comfortably sized. With its well-designed layout and premium finishes, The Spruce is a perfect family home, offering both comfort and style in equal measure.



First Floor



Ground Floor

**4 Bed Detached House with Double Garage Corner Plot - 126m<sup>2</sup>**

*Illustration & plan indicative & subject to change.*

plot 2



# THE NORDMAN

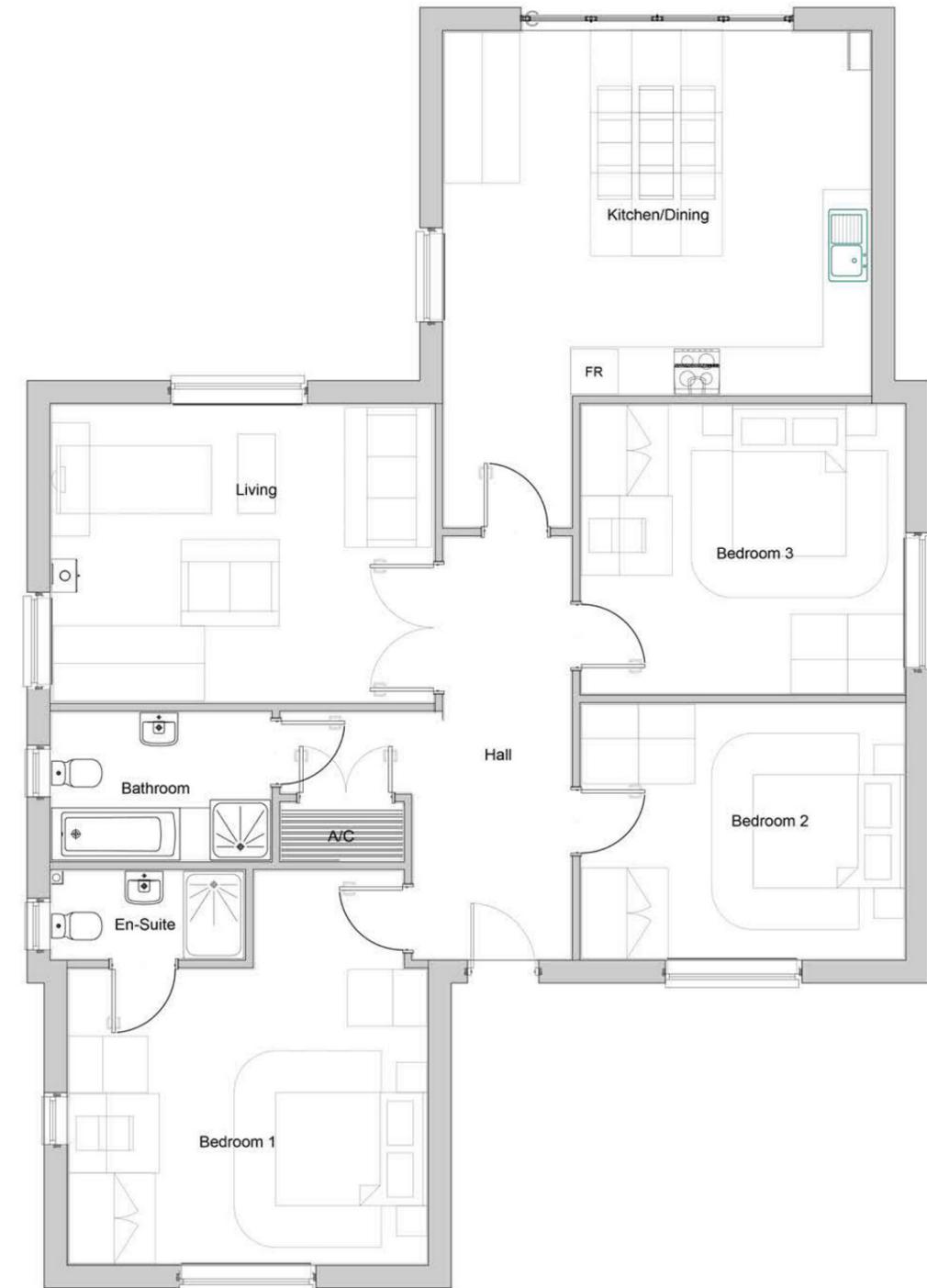
— 3 BEDROOM DETACHED BUNGALOW —

The Nordman is a beautifully presented three-bedroom detached bungalow, featuring a classic brick-built exterior and a convenient single garage. The property boasts a warm and inviting atmosphere, perfect for those seeking comfort and practicality in a single-story home. Upon entering, you are greeted by a spacious hallway that flows seamlessly through to the main accommodation, ensuring easy access to all areas of the home.

To the front and side of the bungalow are three generously sized bedrooms, each offering ample space for furniture and personal touches. The principal bedroom is particularly impressive, featuring its own

en-suite bathroom, providing a private retreat within the home. The remaining two bedrooms are also well-proportioned, ideal for family members, guests, or even as an office or study.

The living room is a light-filled space, perfect for relaxation and entertaining, while the kitchen/diner is an excellent spot for family meals and gatherings. The property also features a family bathroom, ensuring all your daily needs are met with ease. With its well-thought-out layout and charming design, The Nordman offers both comfort and convenience for modern living.



**3 Bed Bungalow with Single Garage - 129m<sup>2</sup>**

*Illustration & plan indicative & subject to change.*

plots 3 & 4



# THE PINE

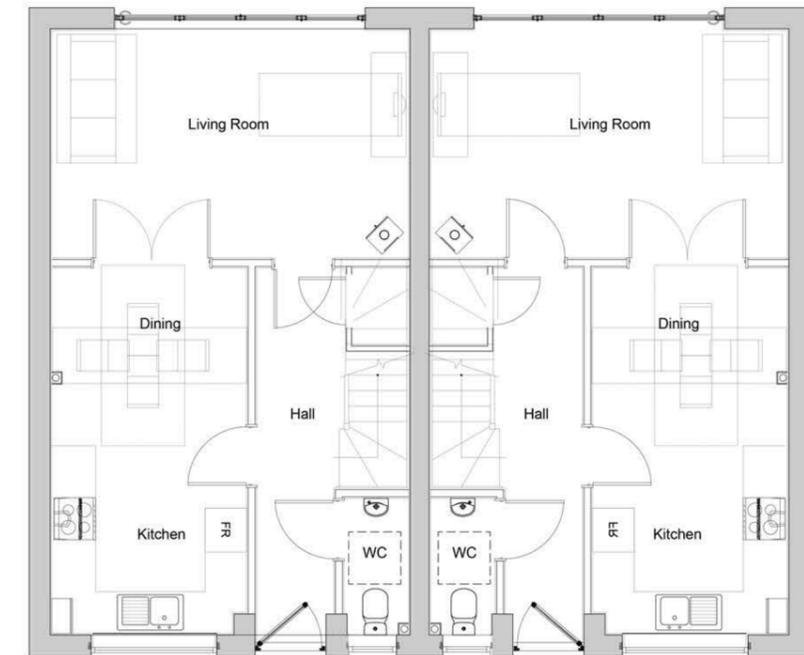
— 3 BEDROOM SEMI-DETACHED HOUSE —

The Pine is a generously sized 3-bed semi-detached home, ideal for family living or those seeking extra space and flexibility. The property boasts two spacious double bedrooms, providing plenty of room for relaxation and storage, along with a comfortable single bedroom, perfect for a child, guest room, or home office. The heart of the home is its open-plan kitchen/diner, a modern and sociable space that's perfect for family meals, entertaining guests, or enjoying casual dining. The living room is a bright, welcoming space, featuring bi-fold doors that open seamlessly into the garden, creating an ideal flow for indoor-outdoor living.

This home also benefits from two well-appointed bath and shower rooms, ensuring there's plenty of space for everyone's needs, as well as a convenient W/C on the ground floor. Additionally, there is ample storage throughout, including built-in cupboards and generous living areas. The Pine combines comfort, style, and practicality, offering a well-designed layout that's perfect for a growing family or those who appreciate versatile living spaces. With modern features and a fantastic location, this home is sure to suit a wide range of lifestyles.



First Floor



Ground Floor

## **Plot 3**

**3 Bed Semi Detached House - Parking at end of garden x 2 - 89m<sup>2</sup> (External Front Steps)**

## **Plot 4**

**3 Bed Semi Detached House - Parking at end of garden x 2 - 89m<sup>2</sup> (External Front Steps)**

*Illustration & plan indicative & subject to change.*

plot 5



# THE SPRUCE

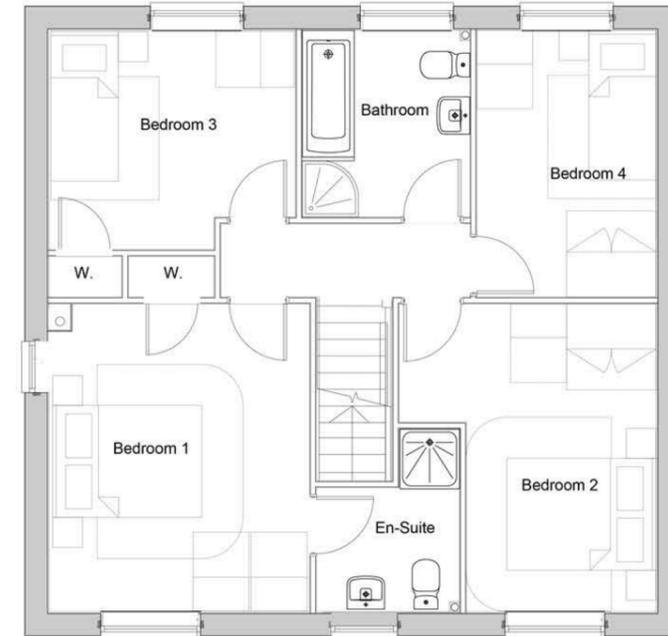
— 4 BEDROOM DETACHED HOUSE —

The Spruce is a generously sized, four-bedroom detached house. The ground floor provides an open-plan living layout, perfect for modern family life, with a contemporary kitchen/diner that offers ample space for cooking and entertaining. The large lounge is perfect for relaxing and unwinding, while the separate family room/study provides a versatile area that can easily be used as a home office, playroom, or additional living space, depending on your needs. For added convenience, the ground floor is finished with a W/C, ensuring practicality for day-to-day living.

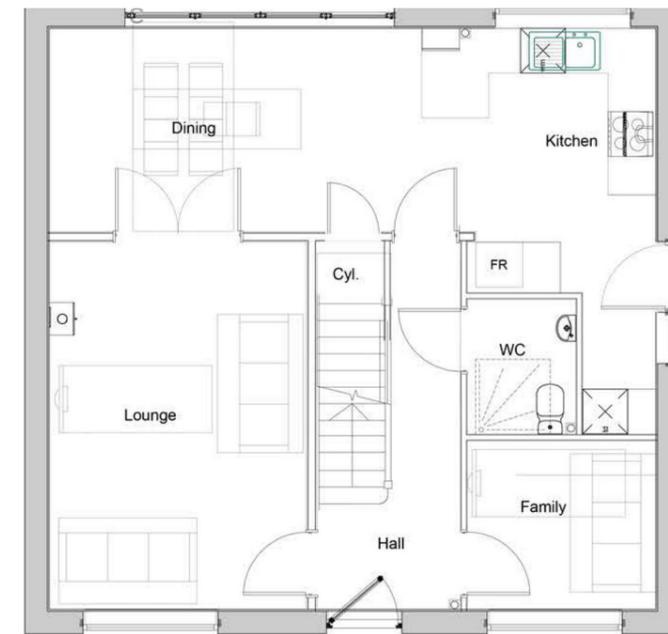
Upstairs, the property boasts four well-proportioned double bedrooms, each offering plenty of space for

furniture and storage. The principal bedroom is a standout feature, complete with its own en-suite shower room for added privacy and convenience.

Additionally, the principal bedroom is equipped with built-in wardrobes, providing generous storage space and helping to maintain the tidy, modern aesthetic throughout the home. The remaining three bedrooms are all comfortably sized. With its well-designed layout and premium finishes, The Spruce is a perfect family home, offering both comfort and style in equal measure.



First Floor



Ground Floor

**4 Bed Detached House with Double Garage - 126m<sup>2</sup> (External Front Steps)**

*Illustration & plan indicative & subject to change.*

plot 6



# THE SPRUCE

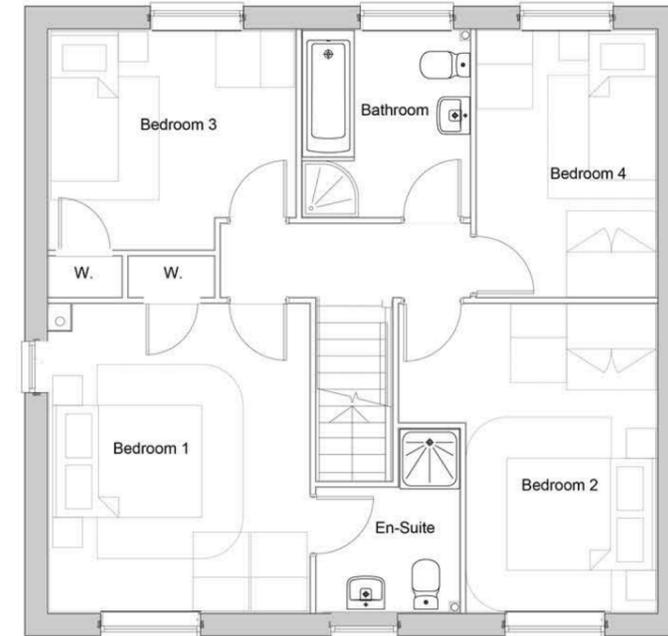
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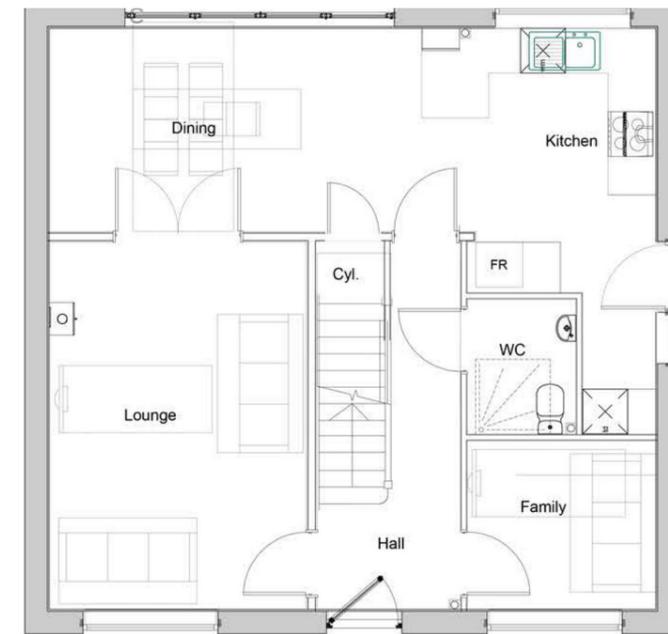
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First Floor



Ground Floor

**4 Bed Detached House with Double Garage - 126m<sup>2</sup>**

*Illustration & plan indicative & subject to change.*

plot 7



# THE EVERGREEN

— 2 BEDROOM DETACHED BUNGALOW —

The Evergreen is a handsome 2-bed detached bungalow offering spacious and well-appointed accommodation, perfect for those seeking single-storey living with a touch of charm. The property is designed with practicality and comfort in mind, providing a generous amount of space throughout. To the rear of the home, you'll find a large kitchen/dining room that offers plenty of room for family meals, entertaining, or simply relaxing in a light-filled area. Positioned beyond the kitchen/dining room is a separate, cozy living room, which features double doors that open into the large and welcoming entrance hall, creating a great flow between the living spaces.

To the front of the home, there are two comfortable bedrooms, each offering ample space and natural light, with room for furniture and storage. The family bathroom is conveniently located near the bedrooms, offering modern fixtures and fittings for ease of use. The bungalow's layout is both functional and flexible, making it ideal for a variety of lifestyles, whether you're looking for a peaceful retreat or a home to accommodate visitors and family gatherings. With its blend of spacious interiors, attractive design, and peaceful setting, The Evergreen is a perfect choice for those looking for a serene yet functional living space.



**2 Bed Bungalow with Single Garage - 110m2**

*Illustration & plan indicative & subject to change.*

plot 8



# THE EVERGREEN

— 2 BEDROOM DETACHED BUNGALOW —

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**2 Bed Bungalow with Single Garage - 110m<sup>2</sup>**

*Illustration & plan indicative & subject to change.*

plots 14 & 15

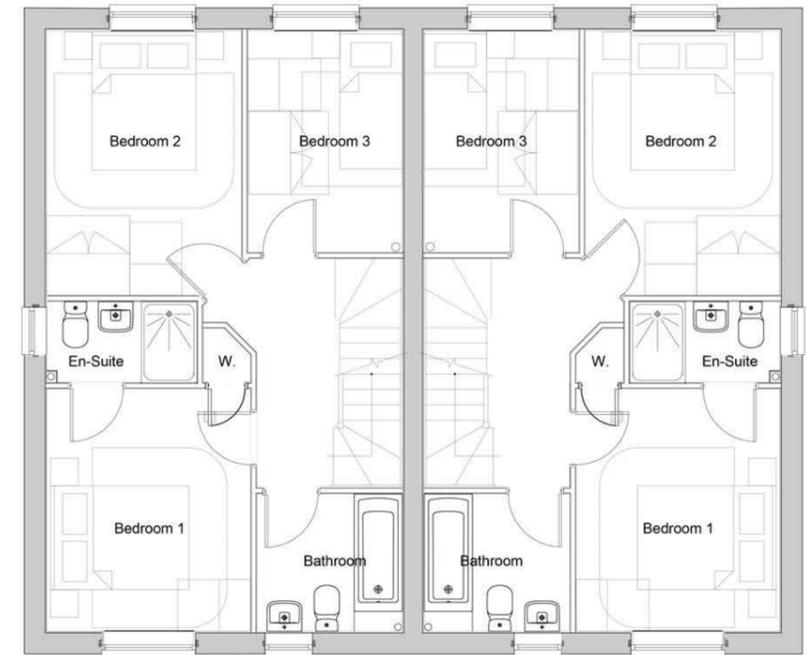


# THE PINE

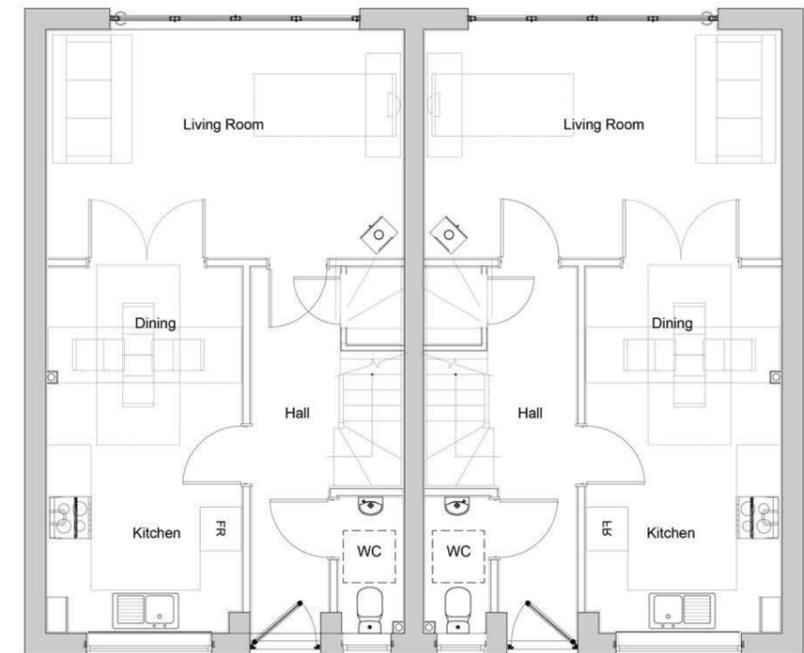
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First Floor



Ground Floor

**Plot 14**

**3 Bed Semi Detached House - Parking x 2 next to plot - 89m2 (Large Corner Plot Garden)**

**Plot 15**

**3 Bed Semi Detached House - Parking x 2 next to plot - 89m2 (Large Corner Plot Garden)**

*Illustration & plan indicative & subject to change.*

Contact Us

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