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Driftwood, The Street, Holton,
Halesworth IP19 8PN

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ESTATE AGENTS



An attractive two bedroom mid terrace period cottage offered in excellent condition, located in the Street in the village of Holton with the benefit of a enclosed rear garden. An ideal bolthole just a short drive to the coast. Offered with no onward chain.

Accommodation comprises briefly of:

- Entrance hall with exposed timbers
- Sitting room with inglenook fireplace & stripped floor boards
- Re-fitted kitchen & dining area with attractive flint wall
- Recently re-fitted ground floor shower room
- Large master bedroom
- Second single bedroom
- Pretty enclosed rear garden
- Gas central heating
- Full of period features - brick inglenook fireplace, exposed wall and ceiling timbers, latch & brace doors, stripped floor boards and brick flooring



The Property

This lovely cottage offers deceptively spacious accommodation. The entrance hall has brick flooring and exposed wall timbers with an area for coats and shoes. Stairs lead to the first floor and to the rear is a shower room, which the owner has recently re-fitted and now provides a large shower cubicle, wash basin and w.c.

The excellent sitting room is found to the front and full of period charm with exposed ceiling timbers, inglenook fireplace and exposed floorboards. A deep built-in cupboard is situated next to the fireplace. The sitting room opens into the kitchen which is found to the rear. The kitchen has also been replaced recently and is well fitted with cream wall and base units, a built-in electric oven, ceramic hob with an extractor over. A brick floor continues through to the dining area at the rear. This has an exposed flint wall, vaulted ceiling and a door to the rear garden. Off the first floor landing is a lovely good sized double bedroom with a built-in wardrobe and a further box/single room, both overlook a small green to the front.



Gardens

To the rear is an enclosed private lawned rear garden edged with shrub and flower beds, to the rear is a covered area, with timber shed, an ideal area for sitting out. A garden gate provides pedestrian access for the owner to take out their bins etc.

Location

The property is located in the centre of Holton, a short distance from the market town of Halesworth with Southwold and Walberswick just a twenty minute drive away. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services - Gas central heating, Mains electric, water, and sewerage.

EPC Rating: E

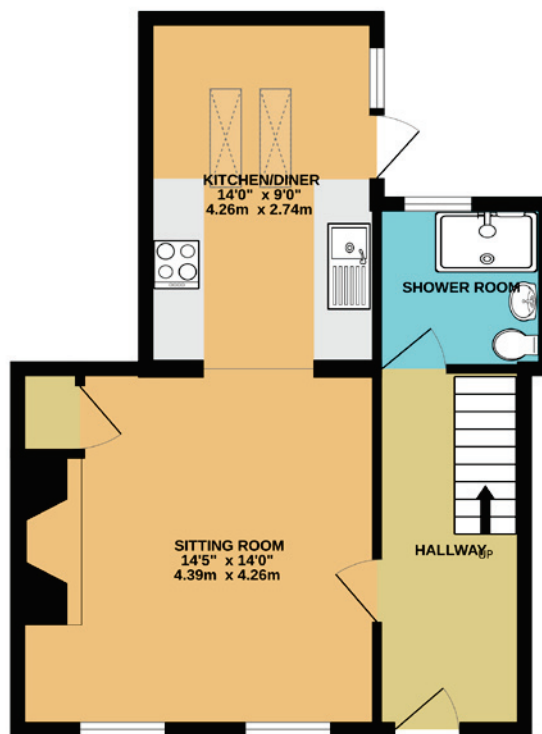
Local Authority: East Suffolk Council Rating: B

Agents Note - This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

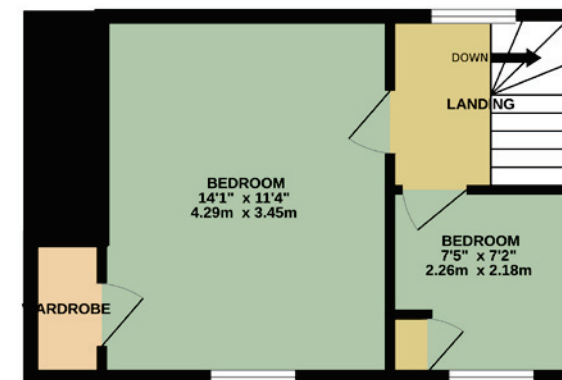
Tenure - Vacant possession of the freehold will be given upon completion.

Guide Price £300,000

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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