Flick & Son
Coast and Country

Halesworth, Suffolk

Guide Price £350,000

- Four Bedroom Detached Home
- Large Wrap Around Drive and Rear Garden
- NO ONWARD CHAIN
- Highly Sought After Location
- Living Room and Sitting Room
- Renovation and Updating Required Throughout
- Kitchen to Rear

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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

4 1 2 G

Council Tax Band:

DESCRIPTION

Situated on one of Halesworth's most sought-after roads, this substantial four-bedroom detached residence occupies an impressive plot with generous gardens and offers an exciting opportunity for buyers looking to create their ideal family home. Approached via a large frontage, the property benefits from an expansive driveway providing ample off-road parking, which wraps around the side of the house to the detached garage. To the rear, the home enjoys a substantial garden, offering excellent potential for landscaping, extension (subject to the necessary planning permissions), or simply creating a fantastic outdoor family space. Internally, the accommodation is both spacious and versatile. A welcoming entrance hall provides access to the principal reception rooms, including a generous living room and a separate sitting room/dining room, ideal for both everyday family living and entertaining. The kitchen is complemented by a useful utility area, completing the ground floor accommodation. Upstairs, the first-floor landing leads to four well-proportioned bedrooms, served by a family bathroom and a separate W.C. The property now requires comprehensive modernisation and renovation throughout, presenting an excellent opportunity for purchasers to refurbish and personalise the home to their own tastes and specifications. Offered to the market with no onward chain, this is a rare opportunity to acquire a spacious detached home on the highly regarded Holton Road, with outstanding potential in a prime Halesworth location. Early viewing is highly recommended.

GROUND FLOOR

Stepping inside, the property welcomes you with a spacious entrance hall that immediately creates a sense of space and provides access to the principal ground floor accommodation. The generous living room enjoys plenty of natural light and offers an ideal setting for everyday family life, while the separate sitting room/dining room provides a versatile second reception space, perfect for formal dining, entertaining guests or creating an additional family room. The kitchen is positioned to the rear of the property and offers an excellent footprint for redesign and modernisation, presenting buyers with the opportunity to create a contemporary open-plan kitchen to suit their individual requirements. Adjoining the kitchen is a practical utility area, providing additional space for laundry appliances and everyday storage while helping to keep the main kitchen free from clutter. Throughout the ground floor, the property offers well-proportioned rooms with a traditional layout, all of which would benefit from updating, allowing the next owner to transform the accommodation into a superb family home tailored to modern living.

FIRST FLOOR

Ascending from the entrance hall, the first-floor landing provides access to all four bedrooms, offering well-balanced accommodation ideal for family living. Each bedroom is well proportioned, with the generous layout providing excellent flexibility for those requiring children's bedrooms, guest accommodation or a dedicated home office. The family bathroom serves the bedrooms and is complemented by a separate W.C., a practical arrangement for busy households. As with the rest of the property, the first floor would benefit from modernisation throughout, presenting a fantastic opportunity for the next owner to refurbish and personalise the accommodation to their own taste and specification while making the most of the generous room sizes and versatile layout.

OUTSIDE

The property occupies a substantial plot on the highly regarded Holton Road, enjoying generous outdoor space to both the front and rear. To the front, a large driveway provides extensive off-road parking for multiple vehicles and continues around the side of the property, leading to the garage and offering convenient access for additional parking or storage. The rear garden is a particular feature of the home, occupying a generous plot that offers excellent potential for landscaping and creating a superb outdoor entertaining space. Predominantly laid to lawn, the garden provides ample room for families to enjoy, with plenty of space for children to play, keen gardeners to cultivate or for future extension possibilities, subject to the necessary planning permissions. Combined with the extensive driveway, garage and sizeable plot, the outside space perfectly complements the generous accommodation, making this an exceptional opportunity for buyers seeking a property with outstanding potential in one of Halesworth's most desirable residential locations.

TENURE
Freehold

SERVICES
Services to be confirmed

VIEWING ARRANGEMENTS
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889

FIXTURES & 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.

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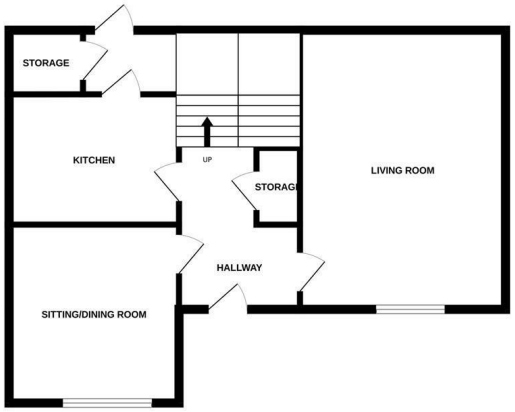
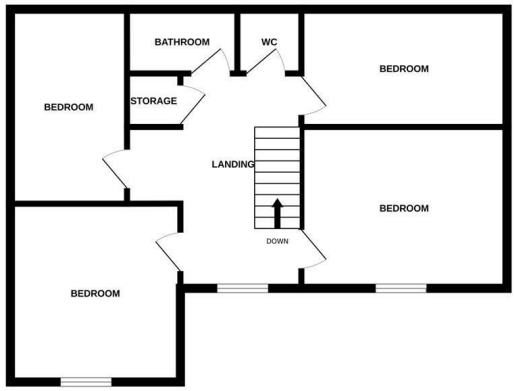
GROUND FLOOR



1ST FLOOR



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 My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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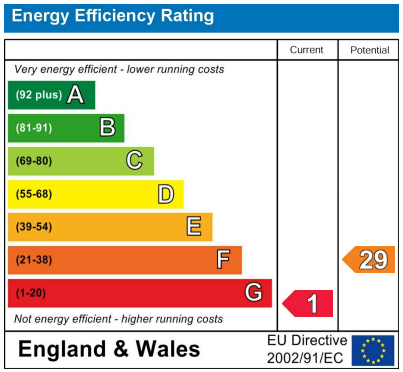

Energy Efficiency Rating

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