

JENNIE JONES

EST. 1993

ESTATE AGENTS



WHITE ROCK

Halesworth | Suffolk

£380,000

WHITE ROCK, HOLTON ROAD, HALESWORTH, IP19 8HQ

Halesworth Railway Station: 0.6 miles
Halesworth town centre: 0.8 miles
Southwold: 8 miles

- Entrance Hall ● 3 Bedrooms ● Sitting Room ●
- Kitchen/Dining Room ● Utility Room ●
- Garage ● Enclosed Rear Garden ●

The Property

White Rock is a substantial individual detached bungalow occupying a convenient position on Holton Road, within walking distance of Halesworth town centre. Offering generous and surprisingly flexible accommodation arranged entirely on one level, the property has been well cared for over the years and now provides an excellent opportunity for its next owner to update and personalise the house to their own taste.

Extending to approximately 1,392 sq ft (129.3 sq m) including the garage, this is a bungalow with considerably more space than might initially be expected.

The entrance opens into a generous central hallway, around which the principal accommodation is arranged. At the heart of the house is the kitchen/dining room. It is a particularly useful everyday space, with plenty of room for a dining table alongside the kitchen itself. The existing cabinetry is traditional in style and a Gas Rayburn RangeMaster acts as the boiler and provides a characterful focal point, while the room offers obvious potential for a new owner to create a more contemporary kitchen and dining space if desired.

Alongside is a particularly useful utility room, with its own external access and further space for appliances and storage.

A SUBSTANTIAL DETACHED BUNGALOW IN CONVENIENT LOCATION WALKING DISTANCE OF HALESWORTH TOWN CENTRE



Double doors lead from the kitchen/dining room into the separate sitting room, a comfortable reception space. A wide glazed door and window look directly into the rear garden, bringing in plenty of natural light and providing a pleasant connection between the house and outside.

There are three well proportioned bedrooms. The largest measures approximately 13'5" x 10'10", with the remaining bedrooms approximately 11'6" x 11'9" and 11'6" x 8'9" respectively, making the third perfectly usable as a bedroom, study or hobby room.

The bathroom is also a good size and is currently fitted with a bath, separate shower, WC and wash basin, while useful storage cupboards are positioned off the hallway.

Outside

To the front, a broad driveway provides off-road parking and leads to the integral garage, which measures approximately 16'5" x 9'1" and provides useful secure parking, workshop or storage space.

The rear garden is well established and has clearly been much enjoyed over the years. Areas of lawn are interspersed with paved pathways, mature shrubs, roses and planted beds, with a mature tree forming an attractive central feature.

A covered area immediately adjoining the rear of the bungalow provides a sheltered spot from which to sit and enjoy the garden, while the overall plot is enclosed by established hedging, walling and fencing.

There is plenty here for an enthusiastic gardener to work with, but equally the garden could be simplified relatively easily if lower-maintenance outside space were preferred.



The Location

White Rock is particularly well placed for enjoying Halesworth without needing to be right in the centre of town. Holton Road provides straightforward access into Halesworth, with the town centre comfortably accessible on foot.

Halesworth is an attractive and well-served market town with an excellent range of independent shops, cafés and everyday amenities together with a supermarket, doctors' surgery and railway station. The station provides connections towards Ipswich and London Liverpool Street to the south and Lowestoft to the north.

The location also provides an excellent base from which to explore the Suffolk Heritage Coast, with Southwold, Walberswick and the surrounding coast and countryside all readily accessible.

Services

Mains electricity, gas, water and drainage are connected. Gas-fired central heating via radiators.

Local Authority

East Suffolk Council
Tax Band D

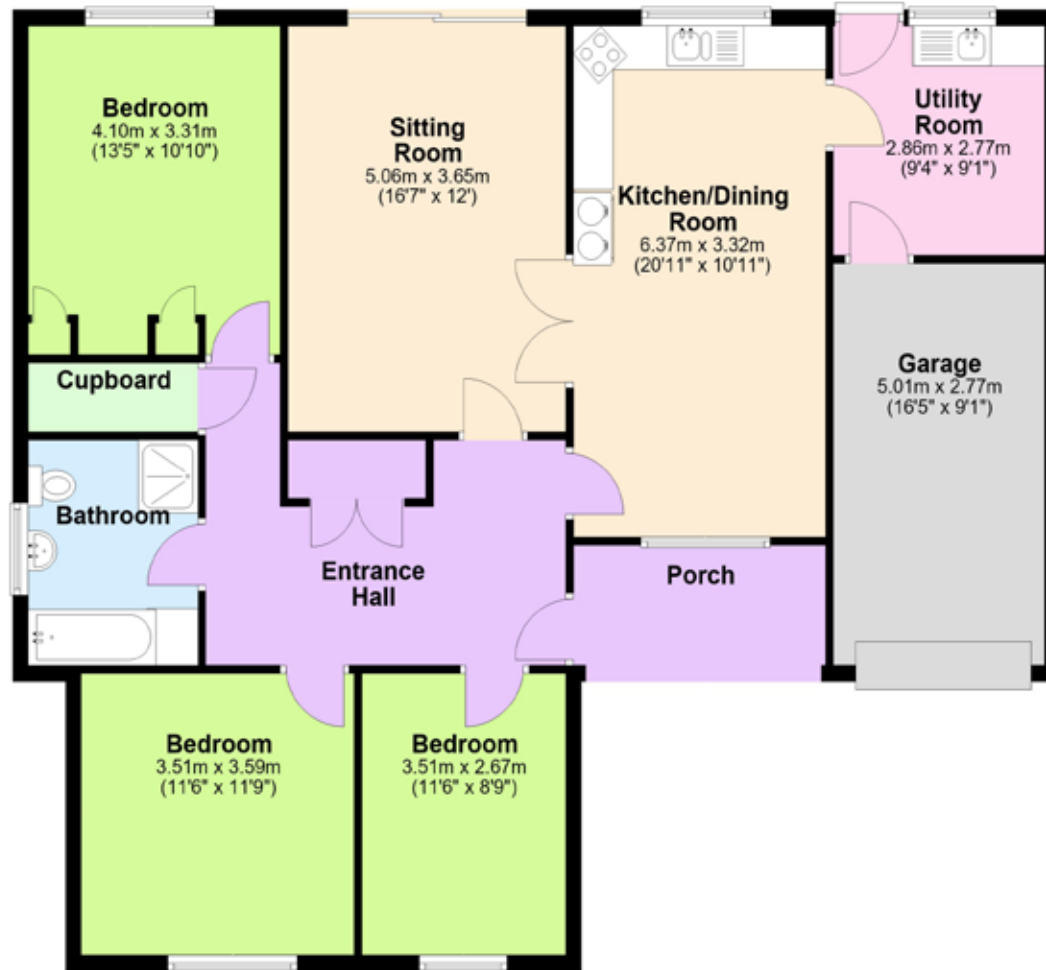
EPC

D



Ground Floor

Approx. 129.3 sq. metres (1391.9 sq. feet)



Total area: approx. 129.3 sq. metres (1391.9 sq. feet)

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