



*Pine Tree Close
Holton, Halesworth*

A substantial modern detached family home, built in 2017 by Cambridge & Country Developments, offering spacious and versatile accommodation ideal for modern family living.

The property features a generous sitting room with a wood-burning stove, an impressive open-plan kitchen/ dining/ family room, a second reception room which is ideal as a playroom or home office, four double first-floor bedrooms, an en-suite to the principal bedroom, and a family bathroom.

Occupying a plot of approximately a quarter of an acre (STS), the property enjoys generous lawned gardens, ample off-road parking, and a detached double garage.

Property Features

- Modern Detached Family Home
- Four First Floor Double Bedrooms
- Generous Sitting Room With Wood Burning Stove
- Open Plan Kitchen Dining Family Room
- Second Reception Room / Home Office
- Family Bathroom
- En suite To Master Bedroom
- Plot Of A Quarter Of An Acre
- Ample Off Road Parking - Detached Double Garage
- End Of Chain

The Property

Upon entering the property, you are welcomed by a spacious entrance hall with a built-in cloaks cupboard and a staircase rising to the first floor. A cloakroom with a low-level W/C and a utility room, which is fitted with an integrated washer/dryer, a cupboard housing the gas-fired boiler providing central heating and domestic hot water, and a door giving access to the rear garden. Leading off the hallway is a versatile second reception room overlooking the front garden, making it an ideal playroom, snug, or home office. The spacious dual-aspect sitting room is flooded with natural light and centres around an attractive wood-burning stove, creating a warm and inviting space with plenty of room for a full range of furniture. To the rear of the property is the impressive open-plan kitchen, dining, and family room, undoubtedly the heart of the home. The kitchen is comprehensively fitted with an extensive range of worktops incorporating an inset sink and drainer, together with a wide selection of base and wall-mounted units. Integrated appliances include a double oven and grill, microwave, hob, fridge/freezer, and dishwasher. The dining and family area offers ample space for both a large dining table and comfortable seating, while doors opening onto the rear garden create a seamless connection between the indoor and outdoor living spaces.











The Property Cont'd...../

The first-floor landing provides access to the loft via a roof hatch and benefits from a double airing cupboard housing the hot water cylinder with fitted shelving. There are four well-proportioned double bedrooms, all benefiting from fitted double wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom comprising a white suite with a panelled bath, separate shower cubicle, vanity wash basin, and low-level W/C.

External

Outside, the property is approached via a driveway providing ample off-road parking and leading to the detached double garage, which has power, lighting, and twin up-and-over doors. The front garden is mainly laid to lawn and enclosed by mature hedging and fencing, with a pathway leading to the front entrance and gated side access.

The rear garden is a generous, fully enclosed space, predominantly laid to lawn with well-stocked borders. It also features raised vegetable beds, an aluminium-framed greenhouse, and a timber shed with a felt roof, making it ideal for keen gardeners. A spacious paved patio provides an excellent area for outdoor dining and entertaining, perfect for enjoying long summer evenings with family and friends.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: E

Services: Mains gas for hot water and central heating, electricity and water connected mains sewer.

Viewings: By Appointment Only

Post Code: IP19 8QH

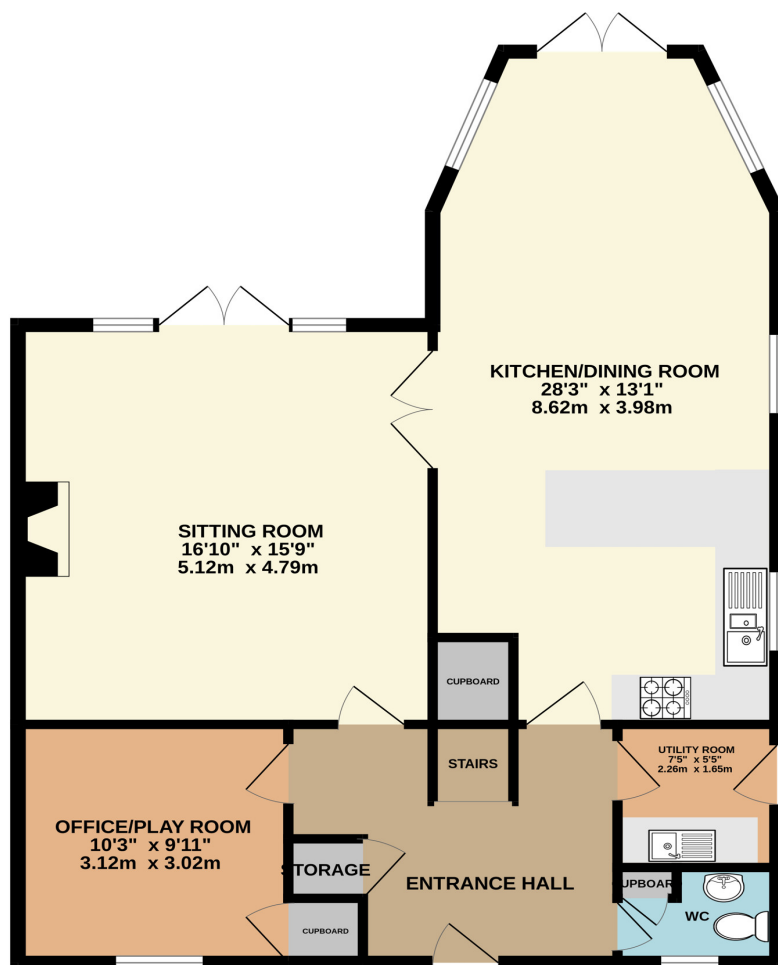
EPC Rating: B

Guide Price : £550,000

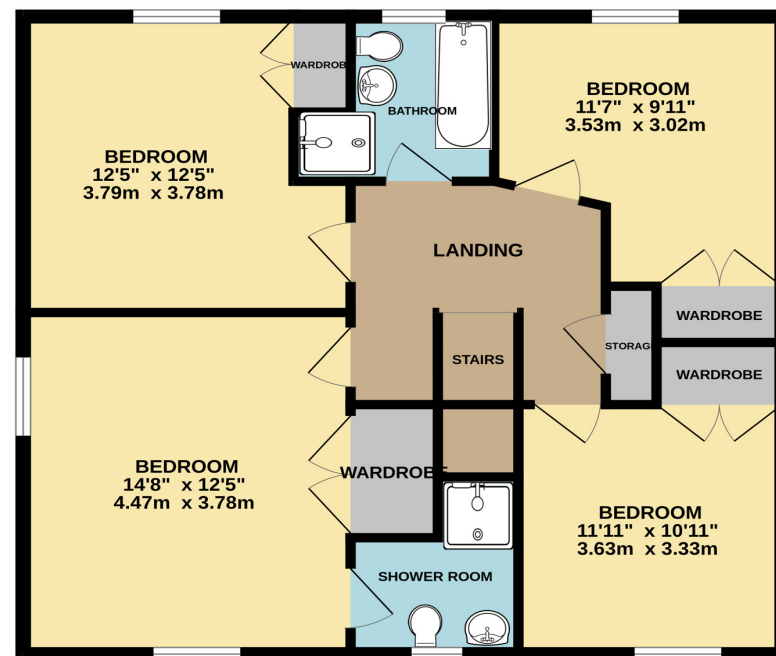
Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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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