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41, Holton Road
Halesworth, Suffolk IP19 8HG

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This 1920's detached house is offered in excellent condition with very light and spacious accommodation over three floors. Sitting in superb gardens of approximately 1/4 acre with views over the Blyth Valley to the rear.

Accommodation comprises briefly:

- Entrance hallway with a cloakroom
- Sitting room with a wood-burning stove and a large window overlooking the rear garden
- Stylish high gloss kitchen with built-in appliances and a useful utility area
- Dining room & large conservatory
- Two first floor large double bedrooms with excellent rear views
- Well appointed bathroom with bath and shower
- Second floor bedroom/office
- Large south facing attractive garden with pond, summer house, bandstand - backing onto fields.
- Attached garage & parking
- Gas central heating
- UPVC double glazed throughout
- Fully refurbished and fitted with an oak staircase, oak flooring and doors
- Vendor has found a chain free property!



The Property

The front door opens into a hallway with cloakroom and oak flooring and an oak staircase. Off the hallway to the rear is an excellent sitting room with a fireplace housing a wood burning stove, with oak flooring continuing from the hall and a large window allowing plenty of light and giving views over the rear garden. The kitchen has been well fitted a good range of high gloss white cupboards with many fitted appliances, which flows around to a side porch allowing for a utility area with a door to the garden. The floor is fitted with ceramic tiles. The good sized dining room with its oak flooring then takes you through fully glazed double doors with deep side windows into a large conservatory. This is a double glazed upvc construction with patio doors to the garden.

On the first floor there are two double bedrooms, the main bedroom is particularly large and has been well fitted with a good range of wardrobes to one wall and matching cupboards with drawers. Both rooms have large windows and provide excellent views over the wonderful rear garden and the Blyth Valley beyond. The well appointed bathroom is fully tiled with a bath, corner shower cubicle, w.c. and hand basin. The gas central heating boiler is house in a airing cupboard. The oak staircase continues to the second floor where a further bedroom can be found, which the current owners use for guests and as a study. This excellent house has been well insulated and refurbished to a high standard and provides a very light and comfortable home.



Garden

A driveway to the front of the house is screened with shrubs and provides parking leading to the attached single garage, which is fitted with a roller door and a personal door to the rear. Power and water are connected. On the other side of the house a gate takes you into the rear garden. The plot measures approximately 180ft deep x 50ft wide and is a gardeners delight. Roughly split into three areas - next to the house is a large lawn edged with well planted beds contained by railway sleepers which continues to the rear. Archways to either side give access to the second area, where there is a fully insulated summerhouse with power connected overlooking a large fish pond. There are two timber sheds, one is the 'pump house' for the pond. The next part has a small orchards with a variety of fruit bushes and trees, with another covered area to sit and enjoy the garden and the lovely views which is called the band stand, this also has power, lighting and water connected.

Location

The property is in Halesworth which 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 within the town is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

Some fixtures and fittings such as white goods and curtains are included in the sale.

Services

Gas fired central heating. Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Tax Band: D

Postcode: IP19 8HG

EPC:C

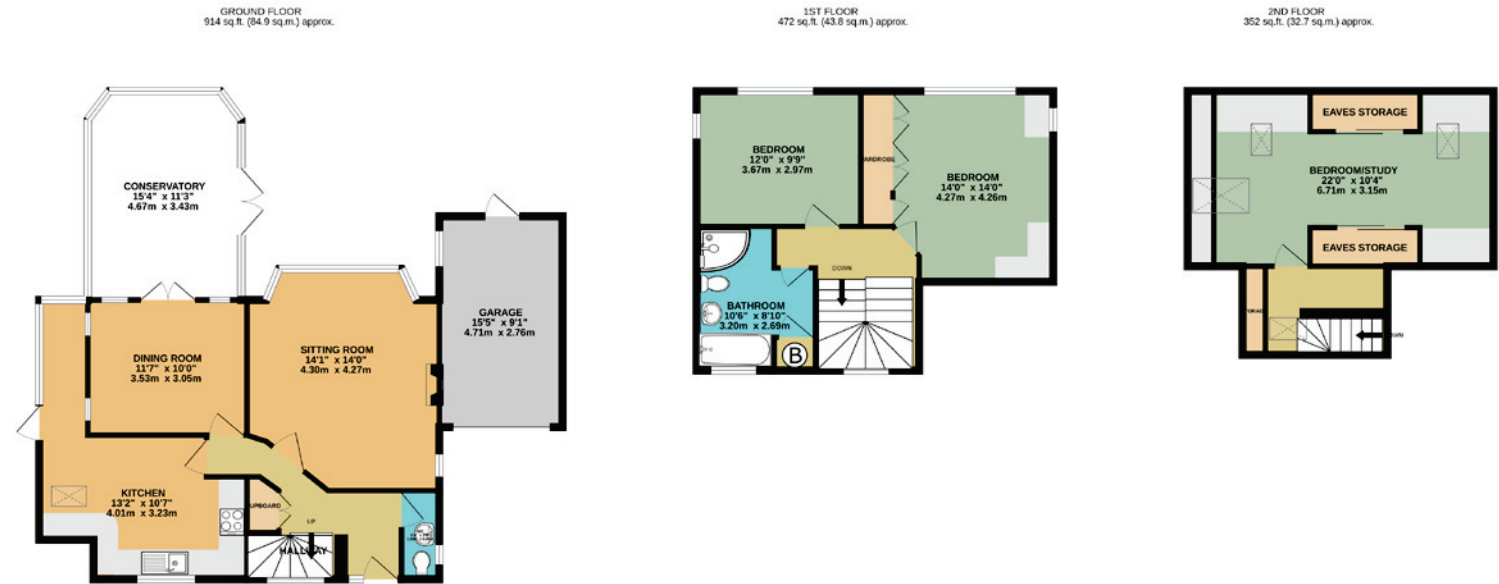
Agents Note

The 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 on completion.

Guide Price: £525,000



TOTAL FLOOR AREA: 1738 sq.ft. (161.5 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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