

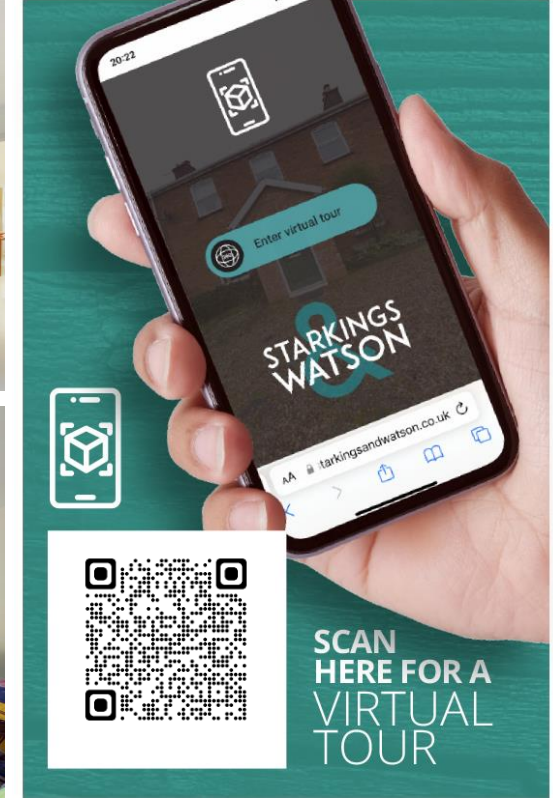
MILL ROAD

Holton, Halesworth IP19 8PP

Freehold | Energy Efficiency Rating : B

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FOR SALE PROPERTY



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- Detached Family Home
- Newly Built in 2017
- Air Source Underfloor Heating
- Large Open Plan Kitchen/Family Room
- Separate Sitting Room and Study/Bedroom
- Three/Four Double Bedrooms
- Two Bathrooms, WC and Utility
- Generous Rear Garden and Driveway Parking

IN SUMMARY

NO CHAIN! NEWLY BUILT in 2017, this MODERN DETACHED FAMILY HOME extending to over 1500 SQ FT INTERNALLY offers FLEXIBLE ACCOMMODATION with TWO/THREE RECEPTIONS and THREE/FOUR BEDROOMS. The property having been newly built offers a high degree of efficiencies with AIR SOURCE UNDERFLOOR HEATING and lots of insulation as well as a FEATURE WOODBURNER in the LARGE OPEN PLAN FAMILY ROOM. In addition to the family/dining room you will find a modern integrated kitchen, utility and w/c, separate sitting room and study/bedroom completing the ground floor. On the first floor there are THREE LARGE DOUBLE BEDROOMS, one EN-SUITE and a family bathroom. Externally you will find a large private DRIVEWAY to the front with space to build a garage (stp) and a private rear garden with brick built outhouse. Located in the sought after village of HOLTON you will find great access to both Halesworth and Southwold.

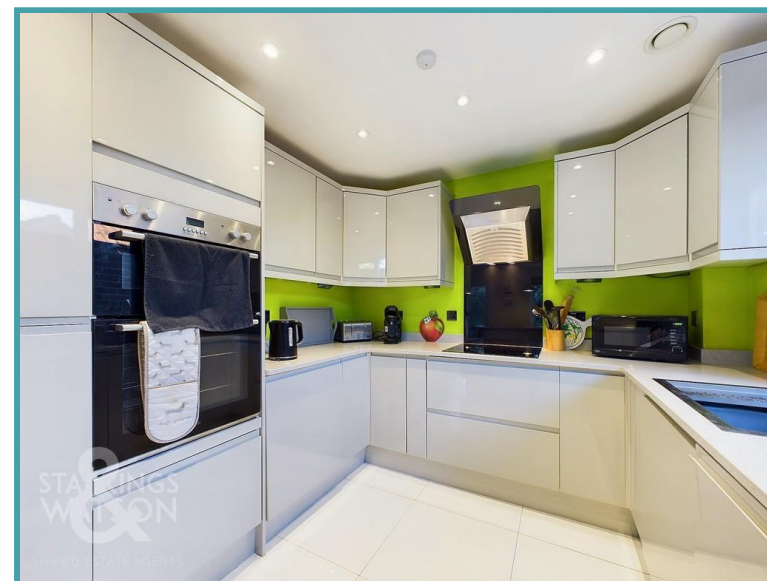
SETTING THE SCENE

Approached from the front via Mill Road you will find

a large hard standing driveway providing parking for a number of vehicles with the potential and space to build a garage if required (stp). There is then side access down both sides of the house leading to the rear garden. The main entrance door is found to the front which is partially covered with a storm porch and a ramp leading from the driveway.

THE GRAND TOUR

Entering via the main front door into the entrance hallway you will find stairs to the first floor landing with understairs cupboard as well as polished tiled flooring. To the front of the house there is a separate sitting room with dual aspect and on the other side of the hallway a study/bedroom which could be used flexibly. The utility room is found off the hallway with a range of units and space for white goods as well as access to the side and rear gardens. There is also a useful w/c off the utility. To the rear of the ground floor there you will find the large open plan family/dining room with modern fitted kitchen tucked around the corner. The sitting area offers a feature fireplace with woodburner and double doors opening onto the rear garden. The same polished tiled flooring runs throughout this space with underfloor heating throughout the ground floor space. Also within this generous room you will find space for the dining table with access leading to the kitchen. The kitchen offers a range of units with solid worktops over as well as integrated electric hob and extractor fan, eye level oven and grill, fridge and dishwasher as well as breakfast bar. Heading up to the first floor landing you will find plenty of light as well as access to



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the three generous bedrooms. The family bathroom can be found straight in front with bath and rainfall shower over. To the rear of the house you will find the biggest bedroom overlooking the rear garden with plenty of built in storage. To the front of the house there is a comfortable double room with double built in wardrobes as well as the main bedroom with en-suite shower room offering a double shower cubicle with rainfall shower.

THE GREAT OUTDOORS

Leading from the doors in the family room you will find a large paved rear terrace ideal for outside dining and entertaining. There are steps up to the main section of garden which is laid to lawn with plenty of planting and mature shrubs surrounding. There is also a small pond to the rear of the garden as well as a detached brick built outhouse which could make an ideal summer house or home office.

OUT & ABOUT

The pretty village of Holton with a primary school and a Garden Centre and Farm Shop is a short distance from the centre of Halesworth with a variety of independent shops, The Cut Arts Centre, Library and Rail Station connecting to Ipswich and London Liverpool Street. The Regency coastal resort of Southwold and the Suffolk Heritage Coast are only short drive away.

FIND US

Postcode : IP19 8PP

What3Words : ///grove.retrievees.steep

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

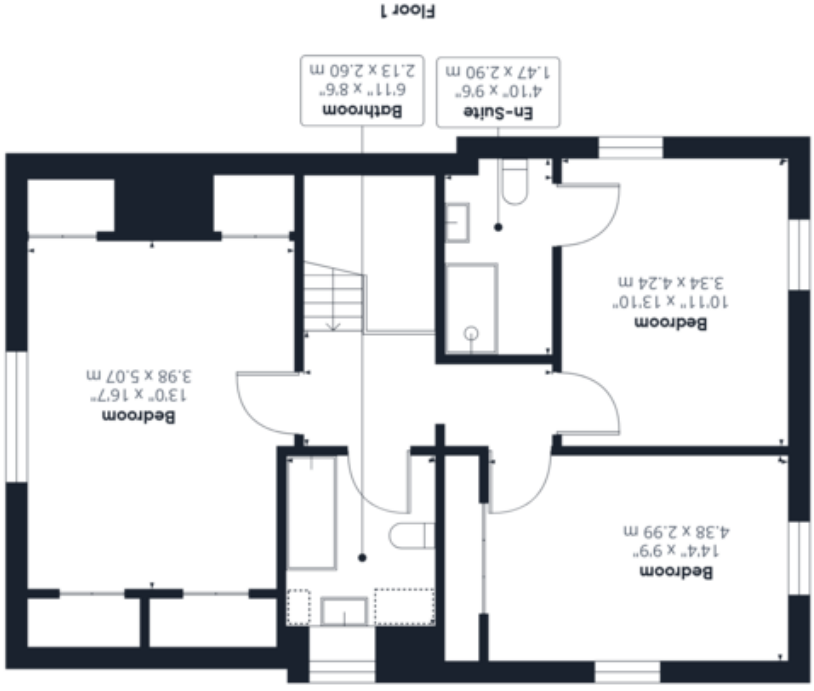
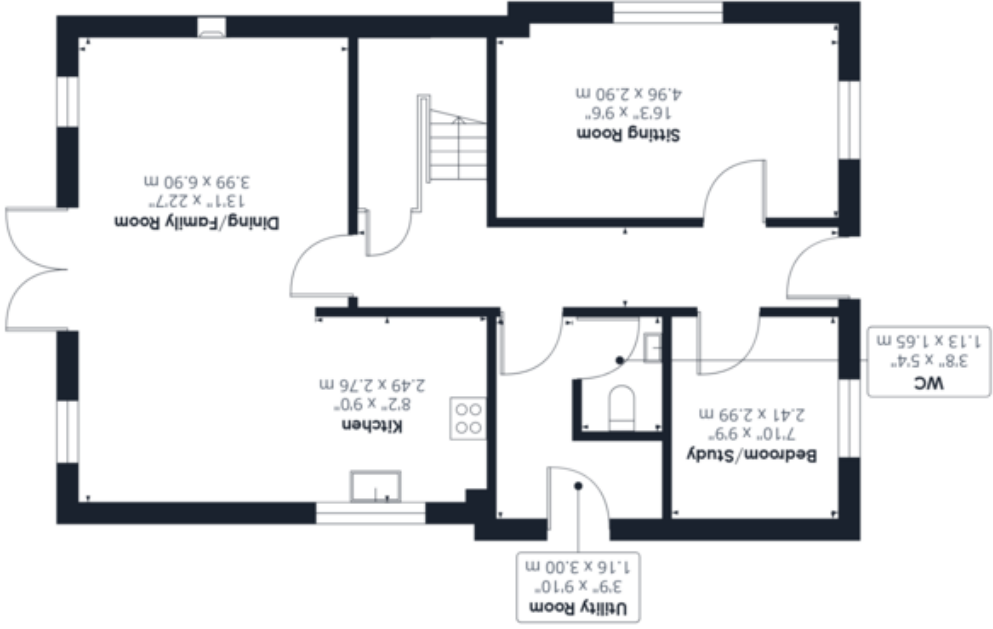
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Price:



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Approximate total area¹
1591.42 ft²
147.85 m²

Reduced headroom
6.42 ft²
0.6 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.