



38 HOLTON ROAD
HALESWORTH, IP19 8HQ



This semi-detached four/five-bedroom detached house has ample of off-road parking, a wonderful garden to the side of the property and income potential with separate annexe.

Tucked off Holton Road, you will find number 38 which is a four/five-bedroom semi-detached house built in 1888. As you approach the property and enter through the side door, you are welcomed into the porch which is the perfect spot for storing coats and shoes. To the right of the porch, you will find the ground floor bedroom. This is a very generous size and benefits from an ensuite bathroom that boasts a shower, basin and toilet. You will also find a door leading to the garden and can be an additional room to the annexe if required. Continuing through the property, you head into the kitchen which was updated in 2021. The kitchen benefits from a built-in dishwasher, electric oven and induction hob as well as having a good range of wall and base units. The kitchen leads nicely onto the dining room which has a door leading out and onto the courtyard area. The sitting room overlooks the front aspect of the property with a bay fronted window. This room has a gas fire which is the main focal point of the room. To the right off the hallway there is a beautiful Victorian conservatory that overlooks the side aspect of the property and is the perfect spot to enjoy the garden. Upstairs on the first floor you will first come across the family bathroom. This boasts a bath, basin and toilet as well as the boiler cupboard which was installed in December 2022. Next you will find bedroom four which is a small double bedroom with rear aspect views and a fitted wardrobe. Bedroom one is also on the second floor and is a very generous size double room with a bay fronted window overlooking the front aspect. This room also benefits from fitted wardrobes. On the second floor you will find bedroom two which again is a generous size double room with Velux windows and storage cupboard. Outside you will find ample parking on the driveway. You will also find the garden to the side of the property which has been well maintained. This property also benefits from an annexe which has been used by its current owners for Airbnb guests. The Annexe has one large bedroom and ensuite bathroom with shower, basin and toilet. Outside you will also find the workshop/shed which is an additional space for storage. SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - D
EPC - D

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





INCOME
POTENTIAL

FLOOR PLAN



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 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

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