



THE GABLES,  
HOLTON ROAD HALESWORTH, IP19 8HG



The Gables is a unique, charming property located on Holton Road in Halesworth. This home offers more than generous living accommodation, ample off-road parking, double garaging and a well-maintained garden to the rear. This is a must- view property!

As you approach the charming exterior of the property, you will find the main front door and stepping through the porch, you are welcomed into the spacious entrance hall. This is a wonderful space for welcoming guests and provides access to the main reception rooms, with a beautiful staircase leading to the first floor. The kitchen overlooks the front aspect and boasts a range of wall and base units, work surfaces, space for white goods, dual aspect windows and a door leading to the outside. In addition, there is the benefit of a built-in single oven and induction hob. Off the kitchen is a useful utility room, providing additional space for white goods. The dining room, also located off the entrance hall is another well-proportioned room which is a versatile space and could alternatively be used as a home office or playroom if required. The heart of the home is the sitting room. This room is generously sized and full of natural light with two bay windows, French doors leading to the garden and a wood burner as the main focal point of the room with a charming carved wood surround. Completing the ground floor is the cloakroom that boasts a shower, basin and toilet.

Upstairs on the first floor, off the large central landing you will find bedroom one. This is a more than generous size bedroom with two windows overlooking the garden and views beyond. This room benefits from built in wardrobes and ample natural light. Bedroom two is another double room, currently used as a craft room overlooking the front aspect whilst bedroom three is a home study with a large window overlooking the garden. Finally, bedroom four, also a double room, benefits from a convenient built in cupboard and views over the front aspect. The main bathroom boasts a bath with shower over, twin basins, toilet and bidet.

Outside there is ample off-road parking on the shingle driveway to the front of the property with access to a double garage, ideal for storage with the benefit of power points. The garden to the rear is very well maintained and is a manageable size. It is mainly laid to lawn with two wildlife ponds, a summer house and a number of mature shrubs and trees.

Overall, this home is ideal for those looking for something unique, close to Halesworth Town Centre that offers spacious reception rooms and bedrooms along with ample off road parking and garaging.



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#### Tenure - Freehold

**Location** - The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east. A similar distance away is the heritage coastline and the nature reserves of Minsmere and Dunwich. Halesworth has so much to offer from the Halesworth Arts Festival and numerous other events at The Cut arts centre, the annual Ink Festival which encourages aspiring writers, the Latitude Music Festival at Henham. All in all, an active, vibrant, and welcoming place to live.

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY** - East Suffolk - D

**EPC** - D

**VIEWING** - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

**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.

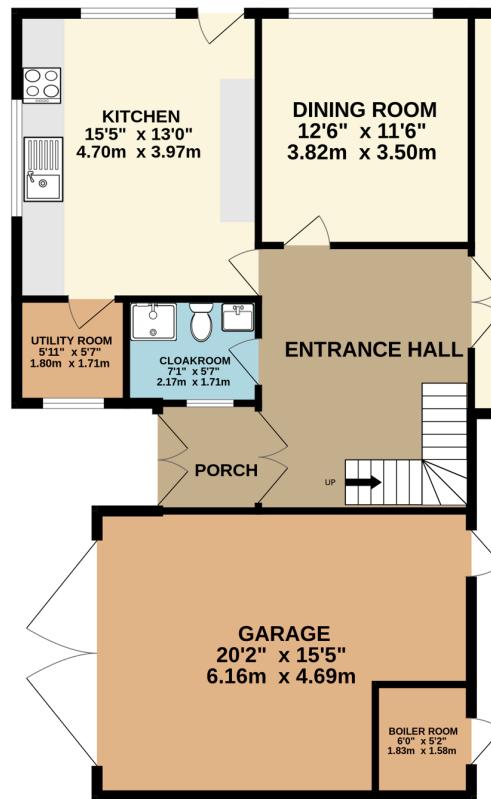




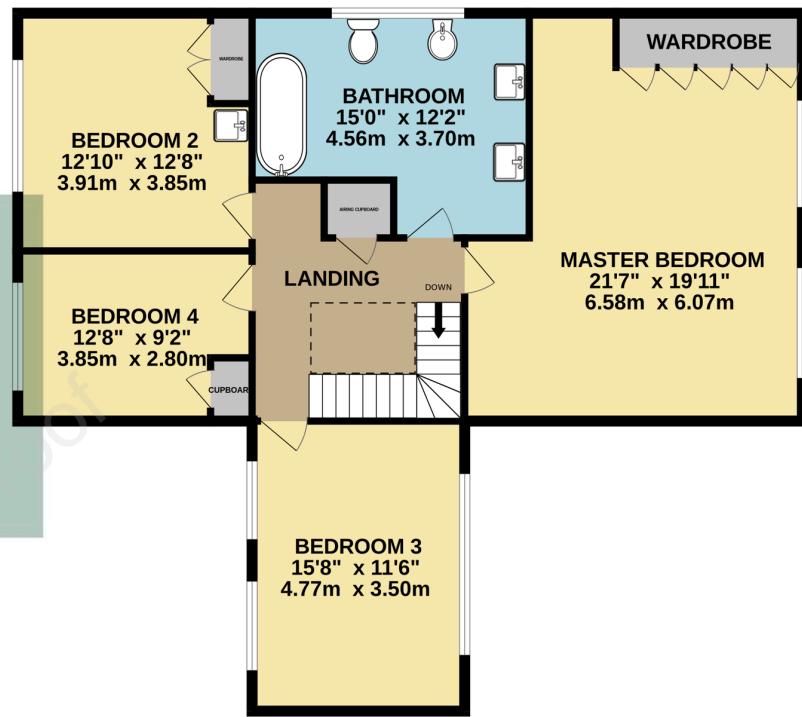


## FLOOR PLAN

GROUND FLOOR  
1333 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR  
1112 sq.ft. (103.4 sq.m.) approx.



**D**  
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## IMPORTANT NOTICE

**Durrants and their clients give notice that:**

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## CONTACT US

Durrants, 12 Thoroughfare,  
Halesworth, Suffolk, IP19 8AH

Tel : 01986 872553  
Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)

