



49a Holton Road, Halesworth

Suffolk



Minors & Brady

49a Holton Road

Halesworth, Suffolk

Positioned away from the road, this detached bungalow sits quietly beneath the shade of a mature tree, offering a sense of privacy from the moment you arrive. A wide gravelled driveway provides space for several vehicles, along with a carport, workshop and shed, making day-to-day living practical and convenient. Inside, the open-plan kitchen, dining, and snug area feels light and welcoming, with views stretching out across the established rear garden. Two double bedrooms, a small office and a choice of WCs make this home well-suited to both families and those seeking easy single-storey living. The private garden offers plenty of space to enjoy or further develop, surrounded by mature planting that adds colour and charm throughout the seasons. All of this is within easy reach of Halesworth's independent shops, cafés, schools, and rail links, making it a great opportunity for anyone looking to put their own stamp on a well-located home.

Agents Note

Sold Freehold

Connected to all mains services.

In line with the Estate Agents Act, we would like to make buyers aware that the seller of this property has a connection to a member of our team.



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The Location

Situated just ten miles inland from the stunning Suffolk Heritage Coast, the picturesque market town of Halesworth offers a wonderful blend of rural living and everyday practicality. With its thriving community spirit, welcoming atmosphere and abundance of local amenities, it's a fantastic place for families, professionals and retirees to call home.

The vibrant town centre is alive with independent shops, whole food stores, cosy cafés, and regional restaurants, providing everything from daily essentials to unique artisan finds. A range of family-friendly services, leisure facilities, and scenic green spaces make Halesworth a truly appealing spot to enjoy a balanced, relaxed lifestyle.

For commuters and explorers alike, Halesworth railway station offers excellent links via the East Suffolk line to Norwich, Ipswich, and onward to London Liverpool Street, ensuring easy connections while keeping the coast and countryside close at hand.

The area is rich in history, with its brewing, malting, and agricultural heritage still evident today, while its blend of characterful period buildings and thoughtfully designed newer properties gives residents the best of both worlds – charm, character, and comfort in one place.



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Set back from the road and framed by the graceful canopy of a mature Silver Birch tree, this charming detached bungalow offers a sense of privacy from the moment you arrive. Set in the desirable market town of Halesworth, the property boasts over 900 sq. ft. of versatile living space, making it an exceptional opportunity for those seeking a home with space, seclusion and endless potential.

With a large driveway, multiple outbuildings, and beautifully mature gardens, this property is brimming with opportunity for a growing family, downsizers, or anyone looking to create their dream home. Upon arrival, the property immediately impresses with its large gravelled driveway, providing ample parking for 5-6 vehicles, alongside a carport, a workshop and an additional garden shed, ideal for storage, hobbies or working from home.

Step inside via the welcoming entrance hallway, where you'll find a convenient WC for guests. The spacious, open-plan kitchen and dining area, offering plentiful storage and workspace, with room for modernisation to suit your personal style. A rear window frames views of the garden, creating a light and airy atmosphere, while a large utility room with even more storage provides access to the garden room, which was replaced in 2024, adding a bright and versatile space perfect for relaxing.



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The property also features a comfortable open-plan lounge/snug area, bathed in natural light from a large window that takes full advantage of the expansive garden views, a space to unwind at any time of day.

Accommodation comprises two well-proportioned double bedrooms, both complete with built-in wardrobes. The principal bedroom enjoys its own private garden outlook, making it a peaceful setting. In addition, there is a compact office room, perfectly suited for those who work remotely or require a dedicated study area.

The home is well-served by a shower room and an additional WC, ensuring convenience for a busy household.

Outside, the property truly comes into its own. The secluded rear garden offers a haven, surrounded by mature shrubs, bushes, trees, and seasonal flowers, providing both privacy and natural beauty.

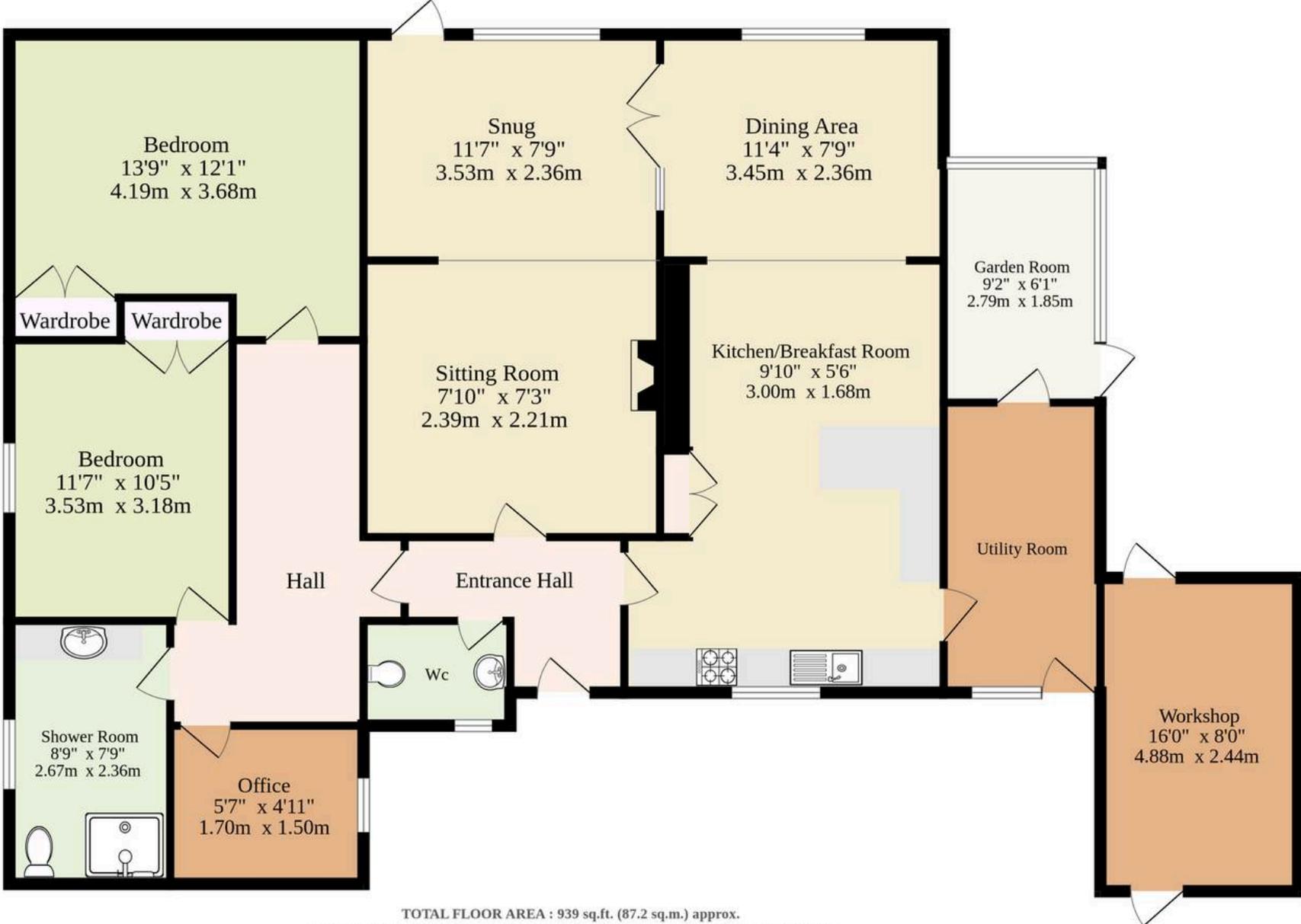
There is plenty of scope to further landscape, extend (stpp), or simply enjoy the abundant space on offer.

With its sizeable plot, multiple outbuildings, plentiful parking, and vast potential to modernise and personalise, this detached bungalow in Halesworth is a rare opportunity not to be missed. Whether you're seeking a comfortable single-storey home with excellent storage or looking for a property you can truly make your own, this home delivers on space, location, and possibilities.



Ground Floor

939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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Dreaming of this home? Let's make it a reality



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
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