



**D**  
DURRANTS  
SINCE 1855  
**FOR SALE**  
01986 872553  
WWW.DURRANTS.COM

THE STREET

**2 WELL COTTAGE**  
THE STREET, IP19 8PN



A semi-detached, period cottage located in the popular village of Holton offering two double bedrooms, charming features and close to Halesworth Town Centre.

As you step through the front door of this home you are welcomed into the hallway. Straight ahead you will find the kitchen which overlooks the garden to the rear of the property. There are a good range of wall and base units within this kitchen, providing plenty of storage space. Continuing through the property is the dining room with a door leading out to the garden. The living room is off the dining room and this space appears to be the heart of the home. A charming multifuel burner in the inglenook is the main focal point of the room. Off the hallway you will find the bathroom which boasts a shower, basin and toilet. Overall, the ground floor has a good flow.

Upstairs on the first floor is the main bedroom with walk in wardrobe. Adjacent to this is the second bedroom, another double room.

Outside there is off road parking on the driveway. The garden to the rear is a generous size and is mainly laid to lawn with flower beds bordering the garden. There is a patio area, ideal for table and chairs as well as the welcomed addition of a garden shed and summer house.



TENURE – FREEHOLD  
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 – BAND B  
EPC – F

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S  
HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

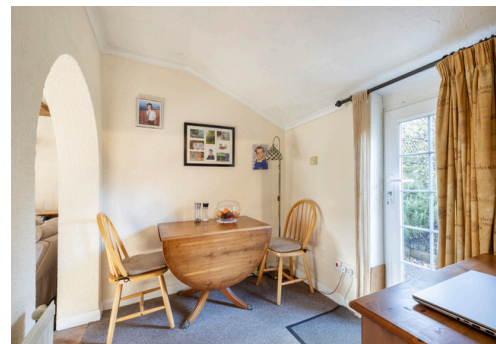
DURRANTS BUILDING CONSULTANCY OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.



2

1

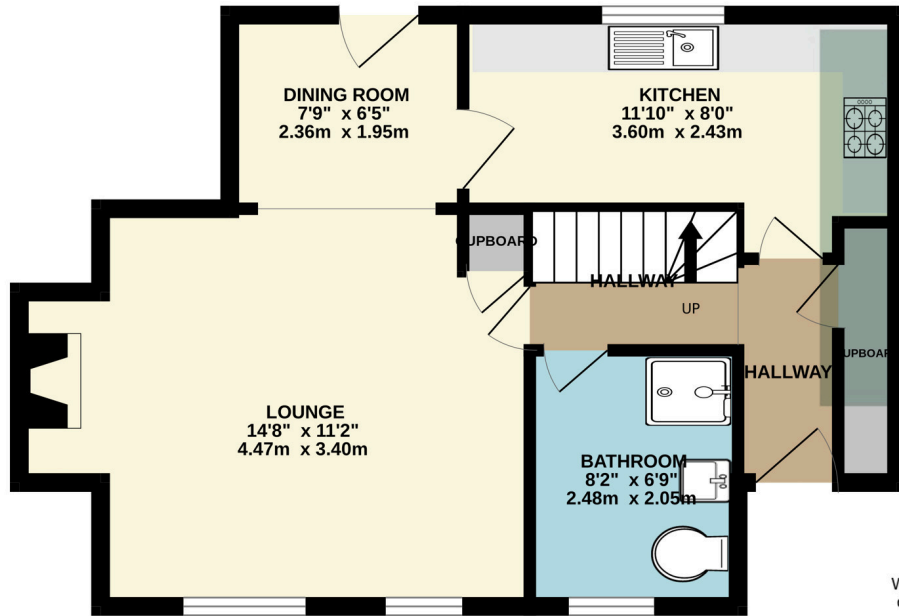
2



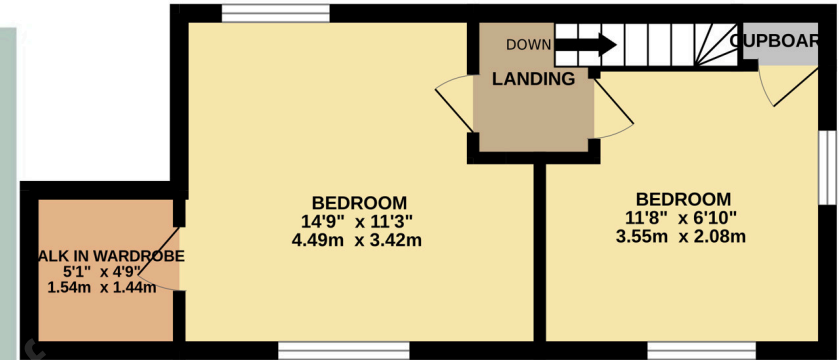
VILLAGE  
LOCATION

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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

Tel : **01986 872553**

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