



Wissett Road, Halesworth - IP19 8BT



Fair View Wissett Road

Halesworth

Positioned within a DESIREABLE LOCATION in the HEART OF HALESWORTH, this DETACHED PERIOD HOME sits within its own generous plot of over 0.2 ACRES (stms). Dating back to 1906. This attractive double fronted home offers renovated accommodation of almost 1100 SQFT (stms). Internally you will find an OPEN PLAN KITCHEN/DINING ROOM which has been newly installed with the addition of a separate utility adjacent and W/C. There is a bright dual aspect sitting room also on the ground floor. On the first floor you will find THREE AMPLE BEDROOMS, walk in dressing room and a wonderful NEWLY FITTED BATHROOM with ROLL TOP BATH. A real surprise to the home is the excellent BASEMENT below the kitchen/dining room with full ceiling height suitable for a number of uses including office, play room or another bedroom. Outside, a family friendly haven awaits with wrap-around gardens featuring very useful OUTBUILDINGS, perfect for storage or hobbies, home office or even occasional bedroom. With plenty of DRIVEWAY PARKING and a GARAGE, convenience is key, while excellent access to the TOWN CENTRE and amenities only enhances the appeal. Those with vision will appreciate the extension potential subject to planning (STP). As part of the renovation you will find new electrics.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Period Home
- Generous Plot Over 0.2 Acres (stms)
- Almost 1100 SQFT Internally (stms)
- Renovated Throughout With New Kitchen & Bathroom
- Two Reception Rooms & Basement Suitable For A Number of Uses
- Three Ample Bedrooms & Stylish Family Bathroom
- Wrap Around Gardens With Useful Outbuildings
- Plenty Of Driveway Parking & Garage
- Excellent Access For Town Centre & Amenities, Walking Distance To Train Station
- Extension Potential (stp)

With the coastline of Suffolk a 20 minute drive away, the stunning market town of Halesworth is a short walk away centred around a pedestrian precinct with a wide variety of independent shops, coffee shops and several public houses. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.



SETTING THE SCENE

Approached via Wissett Road within easy access of the town centre there is a private hard standing driveway providing parking for at least four if not more vehicles. This in turn leads to the single garage with roller door. The driveway opens up to the generous plot with gardens wrapping around.

THE GRAND TOUR

Entering via the main entrance door to the front there is a small entrance hall with space for coats and shoes as well as the stairs straight ahead to the first floor. To the right is the main sitting room with striped wooden flooring and dual aspect overlooking the garden. On the other side of the hall is the open plan kitchen/dining room again with stripped wood flooring and a dual aspect. With hand built oak doors throughout, there is an attractive open fireplace with a breakfast bar dividing the dining area to the kitchen. The recently installed kitchen offers a range of wall and base level units with wooden worktops over, a Belfast sink, space for double range style oven, integrated dishwasher, and space for fridge/freezer. There is an attractive 22mm thick slate stone floor slabs in the kitchen as well as access to the basement and an opening into the utility room, all with underfloor heating. The utility provides a separate w/c as well as a range of units with wooden worktops over and space for white goods. There is a gas fired wall mounted boiler and a door leading to the garden also. On the lower level you will find the basement, an excellent bonus space with windows to the garden and built in storage. The basement is currently used as a store room but easily become a number of things depending on preference.

Heading up to the first floor landing there are three ample bedrooms as well as a walk in wardrobe. The main bedroom has a dual aspect as well as built in storage. The family bathroom is a real selling point with a stylish finish offering panelled walls, tiled flooring, roll top bath with shower over, hand wash basin and w/c.

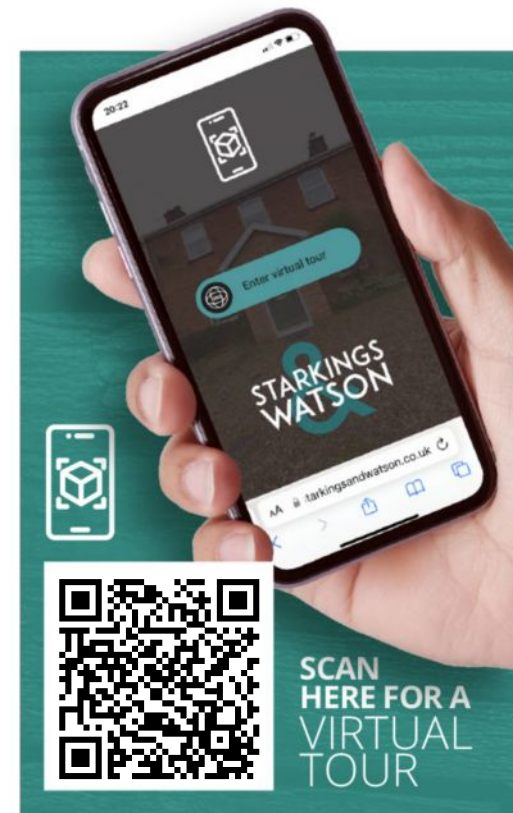
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VIRTUAL TOUR

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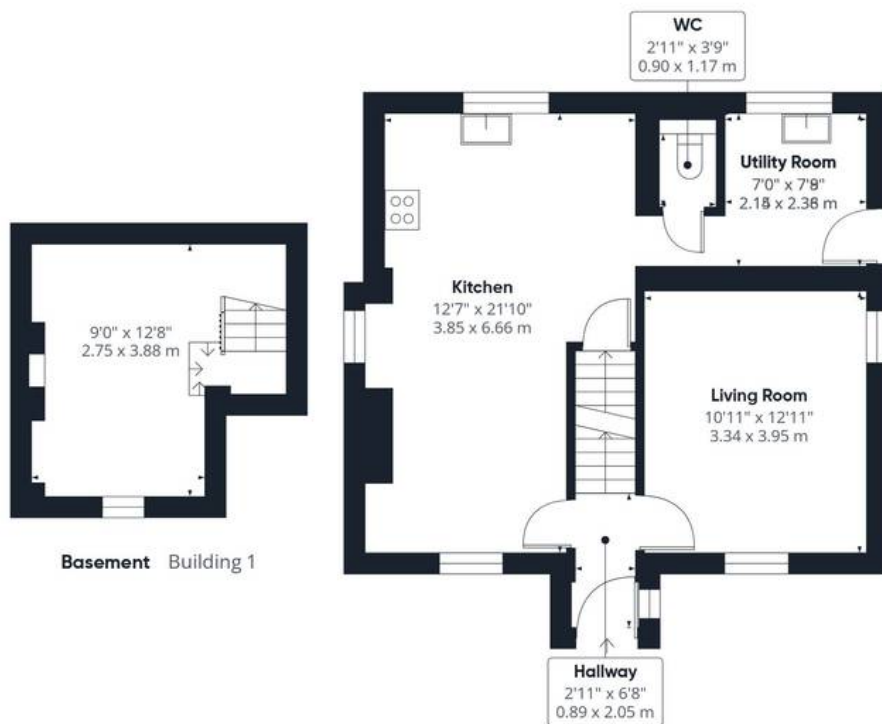




GARDEN

THE GREAT OUTDOORS The wonderful gardens extending to approximately 0.2 acres (840 sqm) (stms) offer a good degree of privacy and not over looked, with plenty of space for all the family to enjoy. The mature gardens are heavily planted with trees and shrubs as well as ample lawns and an attractive pond. The garden provides plenty of points of interest as well as offering an array of outbuildings to include a single garage, wood store, timber shed, store room and studio/office space with a veranda. Private drive benefits with planning permission for a full sized carport to be re-instated if required.





Approximate total area⁽¹⁾

1421 ft²

132 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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