

17 Walpole Road
Halesworth
IP19 8DL



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Guide Price £365,000

The generous characterful home...

Introducing 17 Walpole Road Halesworth, an immaculately presented semi-detached house located on a quiet access road that overlooks leafy, tree-lined greens. Situated in a sought-after residential area on the edge of the charming town of Halesworth, this property offers a wonderful living environment. Built in the 1960s, this characterful home boasts generous living spaces and large double-glazed windows, which bathe the interior in an abundance of natural light. Many of the rooms on the ground floor feature original Parquet flooring, adding a touch of elegance. The current owners have maintained the house to a high standard, ensuring a well-maintained property that exudes style and comfort with tasteful, neutral decor throughout.

The interior of the house offers a welcoming reception hall with a built-in under-stairs cupboard. The lounge is a cosy space with Parquet wood block flooring, a large window to the front, and a charming wood-burning stove with a slate hearth. Double internal doors connect the lounge to the adjoining reception room/dining room, which provides direct access to the rear garden through French doors. The kitchen/breakfast room is located at the rear of the house and features attractive cream wall and base units, solid wood worktops, and ample space for a dining table. This well-equipped kitchen includes an integrated single oven, hob with extractor over, and a 1 ½ bowl sink positioned under a window overlooking the garden. The kitchen/diner also houses a wall-mounted gas combination boiler for the property's heating system and hot water. Additional features include plumbing for a dishwasher and washing machine, space for a fridge/freezer, and a convenient built-in storage cupboard. Additionally, French doors open onto the rear patio, making it a perfect place for outdoor dining. Moving to the first floor, you'll find a carpeted landing with a large window to the side, providing access to three bedrooms and the family bathroom. Bedroom one is a spacious double room overlooking the front of the property. The second bedroom is another well-proportioned double room with views of the rear garden. The family bathroom is fully tiled and features a bath with a glass screen and overhead shower, a pedestal washbasin, and a WC. It also includes built-in storage and tiled flooring. Bedroom three/study offers views of the frontal aspect, and has 'space saver' stairs that provide access to a generous loft room, which is fully heated and features two Velux windows to the rear, this great space can be used in various ways to suit your needs.

Stepping outside, the property offers a front driveway with private parking and a single integral garage, alongside a private lawned area and a gravel garden bordered by established shrubs and hedges. A side access gate leads to the extensive rear garden, undoubtedly one of the property's standout features. The rear garden is mostly laid to lawn and surrounded by a variety of mature shrubs, trees, and hedges. You'll also find pretty flower borders, vegetable beds, fruit trees, a greenhouse, and a timber storage shed. A patio area adjacent to the house provides space for dining furniture, perfect for entertaining during the warmer months. Conveniently located near all the amenities Halesworth has to offer, including a supermarket and train station, the property is also just a 20-minute drive from the stunning heritage coast. Destinations such as Dunwich, Southwold, and Walberswick are easily accessible, allowing for leisurely exploration of the beautiful surrounding areas.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band C

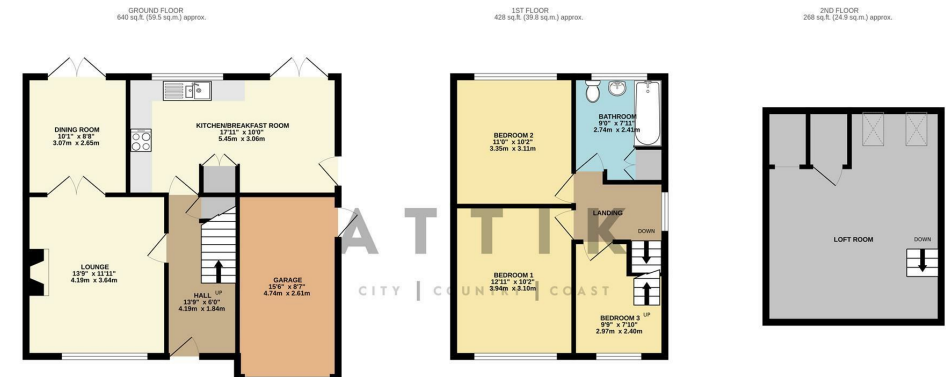
Local Authority
East Suffolk

Council Tax Band C

EPC Rating D



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TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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