

16 Palfrey Place  
Halesworth  
IP19 8DF



# 16 Palfrey Place

## Guide Price £230,000

### The modern energy efficient home...

This delightful two-bedroom end-terraced house is only four years old and offers a spacious abode with a private rear garden and two allocated parking spaces.

Upon entry through the front door, you'll find yourself in the hall, leading to the stairs and a lounge on the left. The lounge features a generous space with a large window and an understairs cupboard. To the rear is a well-equipped kitchen/diner furnished with a wide range of cabinets, integrated appliances, including a dishwasher, washer/dryer, fridge/freezer, oven, hob & extractor over, and ample dining space for 4-6 guests. There's also a useful wc cloakroom accessible from the kitchen/diner and a door to the rear garden. Additionally, the ground floor boasts under-floor heating for added comfort.

Moving upstairs, two equally proportioned double bedrooms await. Bedroom one, located at the rear, offers a spacious layout with a large window, freeing you to personalize the space with your own furniture. Meanwhile, bedroom two, situated at the front, comes with two windows and a large built-in wardrobe. The well-appointed bathroom is elegantly designed with a stylish bath suite, complete with sleek grey tiles, a glass shower screen, and modern in-wall bath/shower controls.

Externally, the fully enclosed rear garden features two sandstone patio areas and a small lawn space, complemented by easy access to the parking area at the side. This property is ideally situated just a short walk from the town centre, primary school, and train station, while the stunning heritage coast, including Dunwich, Southwold, and Walberswick, is a mere 20-minute drive away.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating B



GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan included here, measurements of doors, windows, stairs 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 condition or efficiency can be given.  
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