

16 The Poplars
Spexhall
Halesworth
IP19 0RD



ATTIK

CITY | COUNTRY | COAST

16 The Poplars

Guide Price £300,000

The spacious family home...

A wonderful family residence located at 16 The Poplars, Spexhall. This spacious home offers three reception rooms, a bright kitchen/breakfast room with French doors opening to the rear garden, a convenient shower room, a utility room, and a workshop on the ground floor. Upstairs, you will find two generously sized double bedrooms, a single bedroom, and a well-appointed bathroom.

Nestled within a peaceful cul-de-sac, the property boasts substantial frontage and off-road parking for up to three vehicles. Upon entering the house through the welcoming porch, you are greeted by a spacious lounge featuring a large window, wood effect laminate flooring, and a sleek kitchen/breakfast room at the rear flooded with natural light. The kitchen has ample storage, integrated appliances, and elegant high gloss porcelain floor tiles.

The property further comprises a dining room with dual aspects, a convenient shower room, a utility room with additional appliance space, and a workshop/store accessible from the front driveway. Upstairs, the house features two double bedrooms with built-in wardrobes, a single bedroom with a large fitted wardrobe, a family bathroom, and a storage cupboard within the landing.

Outside, the front of the property offers parking space for three vehicles, and ornamental borders, while the fully enclosed rear garden provides a private and tranquil outdoor space, complete with a spacious patio, artificial grass area, and mature shrub borders. Residents of Spexhall can enjoy the local amenities such as a primary school and the nearby Huntsman and Hounds pub. The market towns of Bungay and Halesworth are within easy reach, offering a range of amenities including schools, supermarkets, and healthcare facilities. Additionally, the stunning heritage coast is a mere 25-minute drive away, providing easy access to beautiful coastal landscapes.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band C

EPC to follow

Local Authority
East Suffolk

Council Tax Band C

EPC Rating



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TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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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