

80 Chediston Street  
Halesworth  
IP19 8BJ



# 80 Chediston Street

## Guide Price £425,000

### The unique renovation project in the heart of town

Nestled in the heart of Halesworth, 80 Chediston Street presents a unique opportunity for a discerning buyer seeking a renovation project like no other. This enchanting property boasts a deceptively spacious interior spread across four floors, complemented by a charming garden and ample off-road parking, with additional on-road permit parking available.

Formerly cherished as a beloved family residence, this house exudes character and is now offered with the advantage of no onward chain. The accommodation is thoughtfully arranged, starting with a sizable lounge featuring an inviting inglenook fireplace with a wood burner, a dining room adorned with another wood burner, which leads to the kitchen, and a spacious pantry on the ground floor. Descending to the lower ground floor, you will find a practical utility room with access to the rear garden and a convenient bathroom. The basement level reveals a cellar currently utilised as a den/games room, ripe with potential for various uses including extra living space or extensive storage, cleverly linked to the adjacent barns at the rear which offer further possibilities for expansion.

Ascending to the upper levels, the first floor encompasses two generously proportioned double bedrooms, each boasting ample integrated storage. The topmost floor hosts two additional double bedrooms with great views over the rooftops.

The rear garden, enclosed for privacy, provides easy access to substantial brick and flint outbuildings that could potentially be converted into extra living space, stpp, including a substantial garage/workshop that could serve as a fantastic home office or studio.

Outside to the front of the property features an attractive ornamental garden adorned with a meticulously maintained holly tree. A spacious driveway offers parking for up to five vehicles, along with on-road permit-only parking ensuring convenience for residents and guests alike. The property's renovation potential knows no bounds, limited only by one's creativity. Viewing this remarkable house is essential to truly grasp the abundance of space and opportunities it presents.

Located just a stone's throw away from Halesworth's vibrant Market Place and The Thoroughfare, as well as the local primary school, supermarket, and train station, 80 Chediston Street boasts a prime position within the town. Furthermore, the property is a mere 20-minute drive from the picturesque heritage coast, encompassing must-visit destinations such as Dunwich, Southwold, and Walberswick.

### Agents notes...

A pre-recorded walkaround tour is available for this property

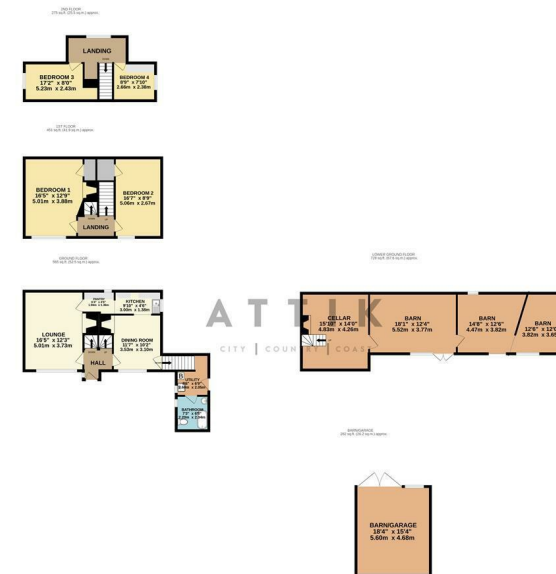
Council Tax Band C

Local Authority

East Suffolk

Council Tax Band C

EPC Rating



TOTAL FLOOR AREA: 2300 sq.ft. (213.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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