

27 Old Station  
Road  
Halesworth  
IP19 8LB



# 27 Old Station Road

## Guide Price £300,000

### The generous family home...

Located at 27 Old Station Road in Halesworth, this delightful semi-detached house offers a charming retreat on a peaceful no-through road, in close proximity to the town center, a primary school, and the train station. The property boasts the potential for extension, subject to obtaining the necessary planning permissions.

Upon entering through the front door, you are greeted by a spacious hallway that leads into the inviting lounge featuring a large front window and a cozy gas fire. The lounge seamlessly flows into the dining room at the rear, which in turn opens up to a lovely conservatory through patio doors, providing access to the rear garden via French doors.

The well-equipped kitchen, accessible from both the dining room and the hallway, is fitted with a range of cabinets and offers ample space for appliances. A rear lobby provides entry to the back of the garage, a convenient WC, and the rear garden.

Upstairs, the property comprises two generously sized double bedrooms with built-in storage, a single/small double bedroom, a convenient shower room, and an airing cupboard for storage needs.

Outside, the front of the property features a driveway with parking space for up to four cars, an integrated single garage that could potentially be converted into additional living space, and an artificial turf lawn area that could be repurposed for more parking.

The fully enclosed rear garden, accessible from the house and around the garage from the front, offers a patio area spanning the width of the house, picturesque ornamental borders, a manageable lawn, and a useful shed for storage purposes.

Halesworth itself is a vibrant town with a variety of independent shops and dining options in the bustling market place and The Thoroughfare. Residents can benefit from local healthcare facilities, a supermarket, and excellent transport links, including the nearby train station. Additionally, the area boasts easy access to the stunning Heritage Coast, with popular destinations such as Dunwich, Southwold, and Walberswick just a 20-minute drive away.

### 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 C



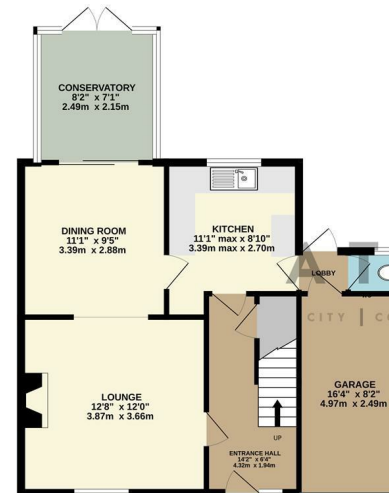
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GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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 areas 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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