

7 Swan Lane  
Halesworth  
IP19 8LJ



**ATTIK**  
CITY | COUNTRY | COAST

# 7 Swan Lane

## Guide Price £230,000

### The beautifully presented Victorian cottage...

Nestled in a picturesque, pedestrianised lane, this beautifully presented two-bedroom period home offers an enviable location just moments from Halesworth's charming thoroughfare, local amenities, and transport links.

Stepping inside, you're welcomed by a stylish entrance lobby leading to a bright and inviting lounge with original wide floorboards, a feature fireplace with Yorkstone hearth, and built-in storage. The open-plan layout flows seamlessly into the elegant dining room, adorned with characterful décor and a large window overlooking the rear garden. A thoughtfully designed modern kitchen boasts integrated appliances, brushed brass fittings, and a delightful triple-aspect outlook, ensuring a light and airy feel. A convenient cloakroom/WC completes the ground floor.

Upstairs, the spacious principal bedroom enjoys views over the front, while the second double bedroom overlooks the garden and benefits from built-in storage. A stylish shower room features a large enclosure with Aqualisa push-button controls, a heated towel rail, and contemporary fittings.

Outside, the private walled garden provides an idyllic retreat, complete with limestone patio, space for outdoor seating, and a generous 10ft x 10ft shed—perfect for storage or hobbies.

Located just a short stroll from shops, cafés, the Co-op, and the town's popular Pubs, this home is perfectly placed for those seeking a blend of heritage charm and modern convenience.

### Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating D



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