7 Swan Lane Halesworth IP19 8LJ











## 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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GROUND FLOOR 373 sq.ft. (34.6 sq.m.) appro



TOTAL FLOOR AREA. 675 sq. ft. (62.7 sq. m.) approx.
White every attempt, have must be every extremely be been must be received for the flooright northand here, measurement of doors, modows, rooms and any other items are approximate and no responsibility is taken for any excession or mis-statement. This pits in to flittenative purposes only and should be used a such by any propertive purchaser. The services, systems and applicances shown have not been tested and no guaran as to their darks with the service statement of the period of the services.