28 Norwich Road

Halesworth

IP19 8BX

ATTIK

CITY | COUNTRY | COAST

# 28 Norwich Road

## Guide Price £210,000

**The characterful two bedroom cottage...**

Set along one of the main approaches into the charming market town of Halesworth, 28 Norwich Road offers a spacious and characterful interior with plenty of potential to create a wonderful home.

Entering via the front steps, you're welcomed into a carpeted hallway that immediately gives a nod to the property's period charm with its original panelled internal door. The front sitting room is well-proportioned and benefits from a large window overlooking the shingled front garden, flooding the space with natural light, while an electric fire currently occupies the fireplace surround—there is potential here to re-open the original fireplace if desired. Either side of the chimney breast are useful alcoves, with shelving ideal for books or display, and attractive pine panelling adding character to the walls. The kitchen/dining room lies to the rear and is particularly generous for this style of property. With tiled flooring underfoot, it boasts a good range of fitted wall and base units, a gas hob, and an electric double oven. There's ample room for a dining table, making it a perfect space for both everyday family life and entertaining. A large rear-facing window enjoys views over the courtyard garden, framed by mature shrubs and trees and a studio previously used as an art room, a lovely outlook while preparing meals. The kitchen also houses the boiler, additional storage, and with space for a dishwasher. Leading from the kitchen is a handy utility area with plumbing for a washing machine and further storage. Beyond this is a rear porch and a room currently serving as a utility/WC, but which previously accommodated a shower and could easily be reinstated to a full shower room if required. It features a WC, washbasin, and a side-facing window providing good natural light.

Carpeted stairs lead up to a surprisingly spacious and airy first-floor landing, lit by a large window to the front aspect. There's also a built-in storage cupboard on the landing. The front-facing principal bedroom is a good-sized double, with views to the front and chimney breast recesses with shelving mirroring those in the sitting room below. Original internal panel doors add to the period charm. The second bedroom, overlooking the rear garden, also accommodates a double bed comfortably and features similar carpeting and a radiator, making it a peaceful retreat. The shower room comprises a shower cubicle, WC, washbasin, laminate flooring and a built-in airing cupboard offering further storage space for linens and towels.

Outside is an enclosed walled courtyard garden to the rear, with a range of mature planting in the borders, and a garden room/studio with light and power. To the side is a shed and the potential for a parking space at the front.

In all, the interior of 28 Norwich Road offers light-filled and well-proportioned accommodation with a wealth of character features, gas central heating throughout, and plenty of scope for further enhancement. A fantastic opportunity to create a beautiful home in a much-loved Suffolk town.

**Agents notes...**

A pre-recorded walkaround tour is available for this property. The rear garden is bisected for access by no.29

Local Authority

East Suffolk

Council Tax Band B

EPC Rating C

Contact

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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

TOTAL FLOOR AREA : 823 sq.ft. (76.5 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 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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