

22 Highfield Road
Halesworth
IP19 8SJ



ATTIK
CITY | COUNTRY | COAST

22 Highfield Road

Guide Price £250,000

The peaceful cul-de-sac retreat...

Nestled at the end of a quiet cul-de-sac in the charming market town of Halesworth, 22 Highfield Road offers the perfect blend of privacy, practicality and proximity to the stunning Suffolk Heritage Coast. This delightful two-bedroom semi-detached bungalow is offered chain free, making it an ideal opportunity for those seeking a seamless move.

Approached via a generous tarmac driveway, there's ample parking for multiple vehicles—with room for three cars at the front, space for several more beyond the side gates, and a single garage. A well-maintained front lawn bordered by a neat box hedge adds kerb appeal, while the recent driveway surfacing ensures both convenience and a crisp first impression.

Step inside into a bright hallway, with a wider-than-average galley kitchen, fitted with smart black Formica worktops, a four-burner gas hob, integrated oven, water softener, and a stable-style UPVC side door. Opposite is the surprisingly spacious lounge-diner, which benefits from generous glazing and natural light throughout the day. The atmosphere is warm and inviting, with a gas fire/back-boiler offering a cosy focal point, and room enough for relaxed seating and a proper dining area—perfect for hosting friends or enjoying a quiet supper.

Both bedrooms are generously proportioned. The second, currently used as a snug lounge, opens via French doors onto the garden, while the main bedroom features a full wall of wardrobes and would easily accommodate a super king bed. The modern shower room is stylish and functional, with a large walk-in enclosure and quality fittings.

Outside, the rear garden is a true highlight—enclosed, private, and lovingly landscaped. With a large limestone-tiled patio, mature shrubs, a dedicated vegetable patch, and multiple sheds (including a charming workshop), it's a gardener's dream. There's also a garage with power, lighting, and an electric roller door.

Location-wise, you're just a few minutes' walk from local shops, including the Co-op, and a short five-minute stroll into Halesworth town centre with its independent shops, pubs, and cultural spots. The idyllic coastal towns of Southwold and Walberswick lie less than 20 minutes away by car, perfect for seaside day trips and beach walks.

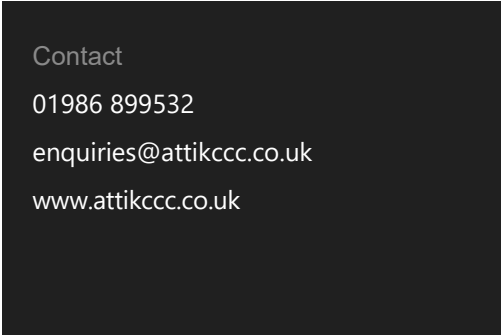
Whether you're downsizing, retiring, or simply craving a slower pace of life near the coast, 22 Highfield Road delivers comfort, convenience, and countryside charm in equal measure.

Agents notes...

Local Authority
East Suffolk

Council Tax Band B

EPC Rating



GARAGE
157 sq.ft. (14.5 sq.m.) approx.

GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of sale.
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