



134 CHEDISTON STREET
HALESWORTH, IP19 8BD



This charming Grade II Listed five bedroom detached house, in the heart of Halesworth town centre is ideal for those seeking character and practical living in a desirable location!

Upon entering the property through the main front door on Chediston Street, you are immediately welcomed into the snug area—a warm and inviting space featuring a traditional open fireplace and charming front-facing views. From this cosy room, you proceed into the hallway, which also serves as a versatile book room and provides convenient access to the cellar below. To the right of the hallway lies the sitting room, originally the premises' shop. This space benefits from direct access to the front via a door, complemented by two expansive shop windows that flood the room with natural light. A wood-burning stove enhances the ambiance, and a practical cupboard is tucked neatly beneath the stairs. Adjacent to the sitting room is the dining room, which connects via a few steps down to the kitchen. The kitchen offers rear-facing views and is well-appointed with base and wall units, an integrated oven and hob, a dishwasher, and a stable door leading out onto the patio—ideal for indoor-outdoor living and entertaining. From the dining room, a door opens into the shower room, which features a spacious double shower, toilet, and basin. Although there is an external door leading to the garden, it is currently sealed. Ascending the stairs from the hallway, you reach the studio area, formerly used as a sail loft, which offers pleasant rear views and a distinctive barn door, combining character with functionality. Returning to the entrance hallway/book room, you will find access to a second kitchen/breakfast room. This well-equipped space includes base and wall units, a gas boiler, and a gas hob, as well as convenient loft access. Adjacent to this is the conservatory, which can also function as a bedroom, featuring doors that open directly onto the garden. Connected to the conservatory is a sunroom with double doors leading out to the patio, creating a seamless transition to the outdoors. Additionally, there is a utility area with a cloakroom containing a toilet and sink.



On the first floor, the landing provides access to three bedrooms and the family bathroom. The master bedroom is a generously sized double overlooking the front aspect, complete with an en-suite comprising a toilet and basin, and a Velux window that floods the room with natural light. Bedroom two is a comfortable double room also facing the front, while bedroom three is a smaller double room with similar front-facing views. The landing features a hallway with an airing cupboard housing the water tank and shelving, alongside an additional storage cupboard. The family bathroom is well-appointed with a bathtub, corner shower, toilet, basin, and rear-facing window. The second floor offers access to the attic space, which has been converted into two full-height double rooms, each fitted with windows to maximise natural light.

Externally, the property is accessed via double gates leading to a generous shingle driveway providing ample off-road parking. The south facing garden includes a large workshop or shed ideal for storage, a wood store, a charming summer house, well-maintained lawn, flower beds, borders, a patio area, raised beds, and two additional sheds—offering plenty of space for gardening and outdoor activities.

LOCAL AUTHORITY – EAST SUFFOLK - D

EPC – EXEMPT

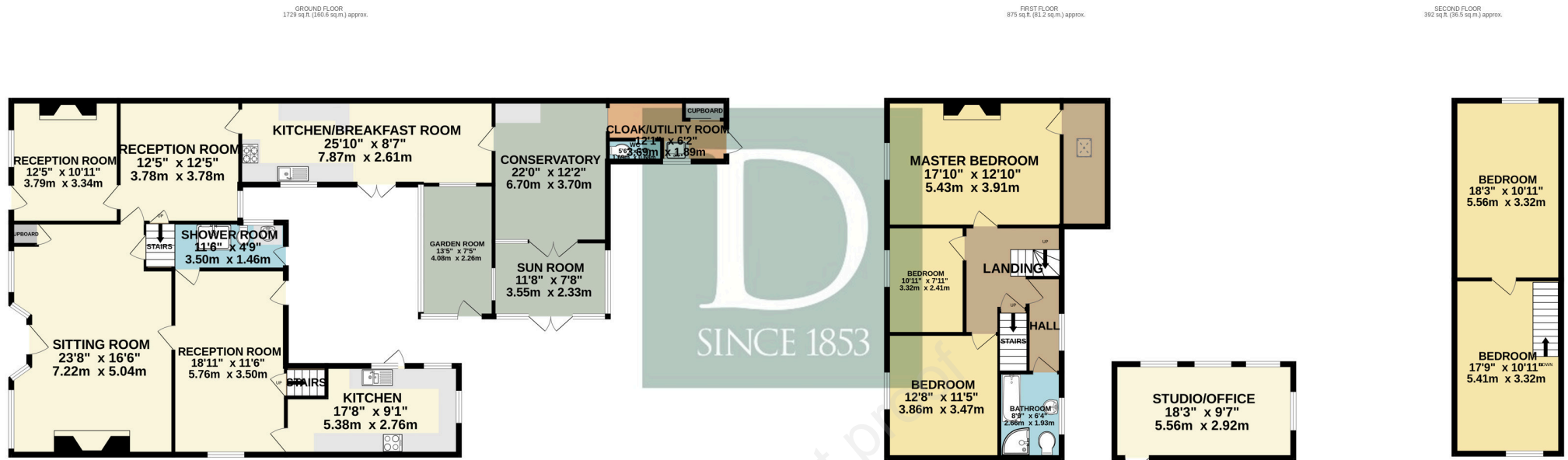
VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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FLOOR PLAN



TOTAL FLOOR AREA : 2996 sq.ft. (278.3 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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CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : **halesworth@durrants.com**

