

A spacious & well presented three bedroom detached bungalow, situated in a delightful position on the edge of Halesworth

Rent £1,250 pcm
Ref: R1963/H

Grimsthorpe
Fairview Road
Halesworth
Suffolk IP19 8QF



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

Grimsthorpe, which has been modernised throughout is situated on the edge of the popular market town of Halesworth and only a short distance from the town centre and local amenities. Halesworth has a variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut, a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area.

Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (nine miles), historic Dunwich and the RSPB sanctuary at Minsmere.

The Accommodation

Ground Floor

Entering through a partially glazed door into

Entrance Hallway

A spacious and light hallway with double panel radiator, heating controls, telephone socket and doors off to

WC

Fitted with low flush WC, wash hand basin, heated towel rail, extractor fan and cupboard housing the fuse board and electricity meter.

Open Plan Sitting/Dining Room 25 x 17.11 (max) (7.62m x 5.21m)

An extremely spacious L-shaped room with two large windows overlooking the front and side gardens and French doors leading to the rear garden. Space for good size suite and dining table. Three double panel radiators. Television aerial points and telephone socket. Open serving hatch through to the kitchen and a second door back to the hallway.

Kitchen 13'10 x 9'10 (3.99m x 2.77m)

Fitted with an excellent range of base and eye level kitchen units with solid wooden work surface over, inset with a one and a half bowl single drainer stainless steel sink. Rangemaster oven with six ring gas burner and extractor hood above. Bosch dishwasher. Bosch washing machine. Miele fridge freezer. Outlook to the rear garden and stable door.

Steps from the entrance hallway lead to the

Inner Hallway

With doors off to



Bedroom One 14'7 x 11'6 (max) (4.48m x 3.53m)

North-East. An excellent size double bedroom with outlook to the front garden, double panel radiator, telephone socket and TV aerial socket.

Bedroom Two 13'2 x 11'5 (4.02m x 3.50m)

South-West. A further good size double bedroom with outlook to the rear garden. Double panel radiator, telephone socket and TV aerial socket. **Fitted wardrobe cupboard.**

Bedroom Three 11'6 x 10'10 (3.53m x 3.07m)

North-East. A double bedroom with double panel radiator, telephone socket and TV aerial socket.

Bathroom

Fitted with low flush WC and wash hand basin with vanity drawer below. Bath with mixer tap and shower attachment over and separate good size fully tiled shower cubicle with controls and rainfall style shower head. Corkscrew style heated towel rail. Mirror fronted medicine cabinet and extractor fan. Under floor heating. Door giving access to **Airing Cupboard** with partially slatted shelves and heating controls.



Outside

The property is situated on the edge of town of Halesworth in a rural, yet convenient position with views towards surrounding countryside. The property is accessed by a driveway which provides parking for two or three cars.

The property is surrounded on all sides by an excellent size and well maintained garden mainly laid to grass and edged by mature hedging and fencing. Beyond the driveway there is a detached single garage with an up and over door and pedestrian door. To the side of this, a high level wooden gate gives access to the rear garden where there is a very pleasant paved seating area accessed from the Kitchen and Sitting Room. A pathway from the drive leads along the side and front of the property up to the front door and where there is a small terrace seating area enjoying views of the surrounding countryside.

Services Mains electricity, gas, water and drainage connected. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band D. £2,286.59 payable 2025/2026

Local Authority East Suffolk Council

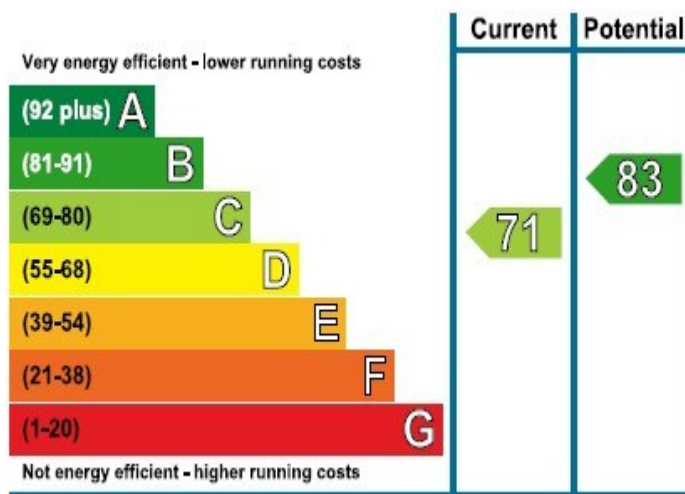
Viewings Strictly by appointment with the Agent.



Directions

From Framlingham proceed north-east out of the town on the B1120, Badingham Road. At the junction with the A1120 turn right towards Peasenhall and Yoxford. Upon entering Peasenhall, turn left just after the village shop signposted to Halesworth. Proceed on this road for about three miles before entering the village of Walpole. At the T-junction turn right and proceed into Halesworth. Proceed through the town, taking the third exit at the first roundabout onto the A144 and straight over the next two onto Norwich Road. Then take the right hand turning onto Fairview Road and the property will be situated on the right hand side.

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NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

November 2025

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