14 Old Station Road

Halesworth

IP19 8JH

ATTIK

CITY | COUNTRY | COAST

14 Old Station Road

Guide Price £260,000

The fully renovated home on a great plot...
Set in a peaceful position towards the end of Old Station Road, this beautifully upgraded detached three/four bedroom home offers a wonderful balance of privacy, comfort, and convenience — just a short walk from Halesworth's historic market town centre and railway station.

Fully renovated after purchase in 2016, the property has been thoughtfully improved throughout, including new windows and exterior doors, a new roof with extra insulation, updated wiring and plumbing, and a new bathroom. The layout was also reconfigured to create a larger bedroom and bathroom, with new fascias, soffits, guttering, fencing, and a new consumer unit. A new boiler was installed in 2018, and the garden room roof was replaced in 2024 — leaving little for a new owner to do but move in and enjoy.

The home offers a generous frontage with dual five-bar gates, ample parking and a single garage, with potential to expand the driveway if desired. The private rear garden is a real highlight — sunny and well-screened, with mature planting, seating areas and a greenhouse.

Inside, the accommodation includes a welcoming hallway, dual-aspect lounge with open fire, modern kitchen/breakfast room, bright conservatory, and a flexible ground-floor reception room ideal as a dining room, study, or additional bedroom, with a rear lobby and wc cloakroom, which could easily become an ensuite shower room with very little work. Upstairs are three well-proportioned bedrooms, two doubles and a single, and a stylish family bathroom with twin hand basins and a bath with a thermostatic shower over.

Perfectly located for both town and countryside, this lovely home is within walking distance of shops, cafés, and Halesworth station, as well as scenic walks towards the fishing lakes and open countryside.

A superbly maintained and upgraded home offering peace, practicality and quality in equal measure.

Agents notes...
A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band C

EPC Rating C

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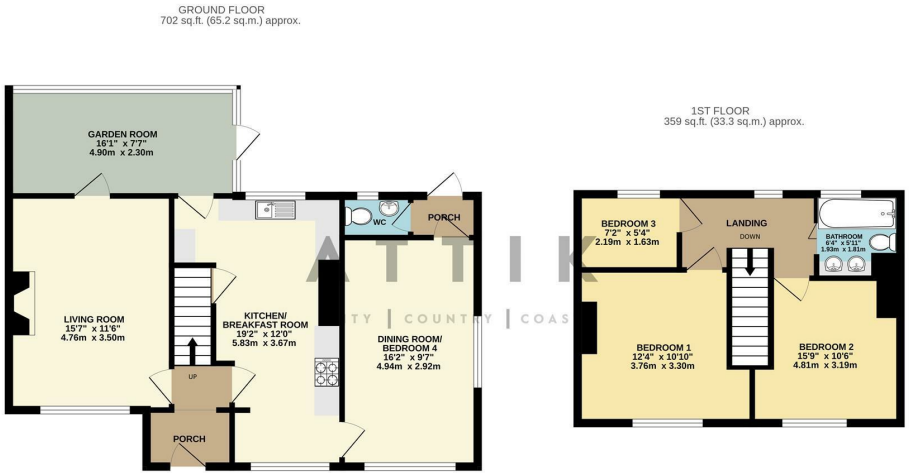

TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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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