

20 Aldergrove  
Close  
Halesworth  
IP19 8TB



**ATTIK**  
CITY | COUNTRY | COAST

# 20 Aldergrove Close

## Guide Price £210,000

### The quiet home overlooking green space...

Nestled in a quiet cul-de-sac just a short stroll from the heart of Halesworth, 20 Aldergrove Close is a beautifully presented mid-terrace home that offers both comfort and convenience in equal measure. Set within a terrace of five, the property enjoys a pleasant outlook across a well-maintained communal green, lending a sense of space and openness that's often hard to come by in such a central location.

From the front door, it's only a few minutes on foot to the town's charming Market Place, with its independent shops, cafés and local amenities. The Co-op is conveniently close, and the footpath links make everyday errands an absolute breeze. For those drawn to the coast, the Suffolk Heritage Coastline is within easy reach, with popular spots such as Southwold and Walberswick offering sandy escapes and bracing sea air just a short drive away.

Inside, the home has been lovingly cared for since new, offering bright and well-proportioned accommodation throughout. The entrance hall leads into a spacious kitchen at the front of the house, thoughtfully designed with ample storage, under-cabinet lighting, and a nearly new boiler installed just last Christmas. A large window looks out to the front garden and green beyond, creating a lovely space to begin the day.

To the rear, the lounge-diner offers a warm and inviting setting with space for both seating and dining, and a glazed door leads out to the garden. The rear garden itself is a hidden gem—cleverly landscaped with terraced levels, modern sleepers, and a combination of paving and gravel. A rear gate provides easy access through to Roman Way, further enhancing the property's connectivity to the surrounding area.

Upstairs, the main bedroom is a comfortable double with built-in wardrobes and views over the garden. The second bedroom is currently used as an occasional guest room and home office, complete with bespoke fitted storage, and there's also access to a boarded loft with ladder and lighting. The bathroom is finished with clean lines and traditional touches, including a handheld shower over the bath, and there's also a generous airing cupboard on the landing.

With two allocated parking spaces, additional guest parking nearby, and a peaceful yet practical location, this home strikes just the right balance. Whether you're stepping onto the property ladder, looking to downsize, or searching for a well-kept home close to the coast, 20 Aldergrove Close is a truly appealing find in one of Suffolk's most charming market towns.

### Agents notes...

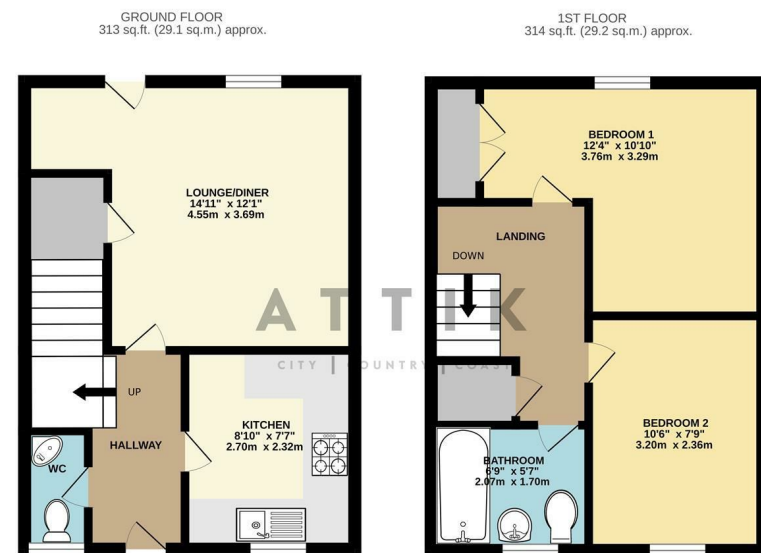
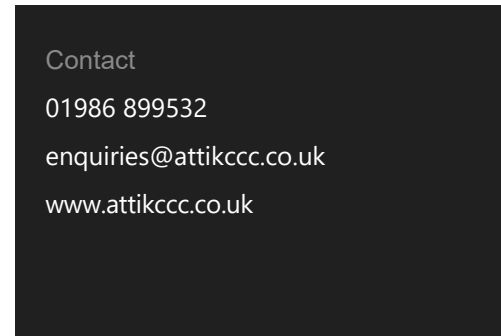
A pre-recorded walkaround tour is available for this property. EPC to follow.

Any offer is subject to an Exchange within 28 days, please ask for details

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating C



TOTAL FLOOR AREA - 627 sq.ft. (58.3 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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