26 Maltings Close

Halesworth

IP19 8EX









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Guide Price £140,000

Surprisingly spacious two-bedroom maisonette...
Situated within the well-established Maltings development, just a short stroll from the heart of Halesworth, this beautifully presented two-bedroom maisonette offers surprisingly spacious accommodation, an abundance of natural light and a wonderfully convenient location. With the added benefits of an en-bloc garage, a parking space and an exceptionally long lease with 952 years remaining, the property presents an attractive opportunity for those seeking a comfortable, low-maintenance home in this popular Suffolk market town.

Approached via a pleasant shared green, the property has its own front entrance, opening into a useful ground-floor porch with space for coats and shoes. Stairs rise to the main living accommodation, where a particularly generous sitting room immediately impresses with its sense of space and large, floor-to-ceiling windows overlooking the communal grounds. The room comfortably accommodates substantial lounge furniture, with ample space to incorporate a dining area if desired, making it a wonderfully versatile setting for both relaxing and entertaining.

Across the landing, the well-appointed kitchen offers an excellent range of storage cupboards, generous space for appliances and a particularly useful, deep pantry cupboard. Large windows frame a leafy outlook across the neighbouring trees and communal gardens, creating a pleasant backdrop to everyday life. The kitchen is presented in excellent condition, reflecting the well-maintained feel of the property throughout.

Upstairs, two impressively proportioned double bedrooms provide comfortable and flexible accommodation, both offering plenty of space for bedroom furniture without compromising on floor area. The principal bedroom enjoys lovely views across the central courtyard and surrounding rooftops, with tall windows drawing in plenty of natural light, whilst the equally generous second bedroom overlooks mature trees. Completing the accommodation is a spacious shower room with corner shower enclosure, wash basin and WC. Further practical benefits include double glazing, modern electric heating, useful storage cupboards and access to a loft space providing additional storage.

Outside, the development is surrounded by attractive communal green spaces and established planting, offering residents pleasant outdoor surroundings without the upkeep of a private garden. The property also benefits from its own garage situated in a nearby block, together with a parking space, providing valuable practicality in such a central location.

The location is undoubtedly another of the property's great attractions. Halesworth is a thriving and much-loved Suffolk market town, renowned for its independent shops, cafés, restaurants and traditional pubs, many of which can be found along the picturesque Thoroughfare. Everyday essentials are conveniently close at hand, including supermarkets, a library, doctors' surgery and other healthcare facilities, whilst local schooling includes Edgar Sewter Primary School, with further educational options available in the surrounding area. The town also benefits from The Cut arts centre, providing a varied programme of exhibitions, theatre, music and community events, and the beautiful Halesworth Millennium Green, with its network of footpaths and open countryside.

For those commuting or travelling further afield, Halesworth railway station is only a few minutes' walk away, offering connections towards Ipswich and Lowestoft, whilst the surrounding road network provides access to neighbouring market towns and villages. The stunning Suffolk Heritage Coast is also within easy reach, with the popular seaside town of Southwold and the unspoilt beaches, dunes and coastal walks of Walberswick approximately ten miles away. Whether enjoying a day beside the sea, exploring the surrounding countryside or simply making the most of Halesworth's welcoming community and excellent local amenities, this is a location that offers a particularly appealing balance of town and coastal living.

Offering generous room proportions, excellent storage, a well-maintained interior, garage and parking, together with the reassurance of a leasehold tenure with 952 years remaining, 26 Maltings Close represents a fantastic opportunity for buyers seeking a spacious and conveniently located home in one of Suffolk's most appealing market towns.

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

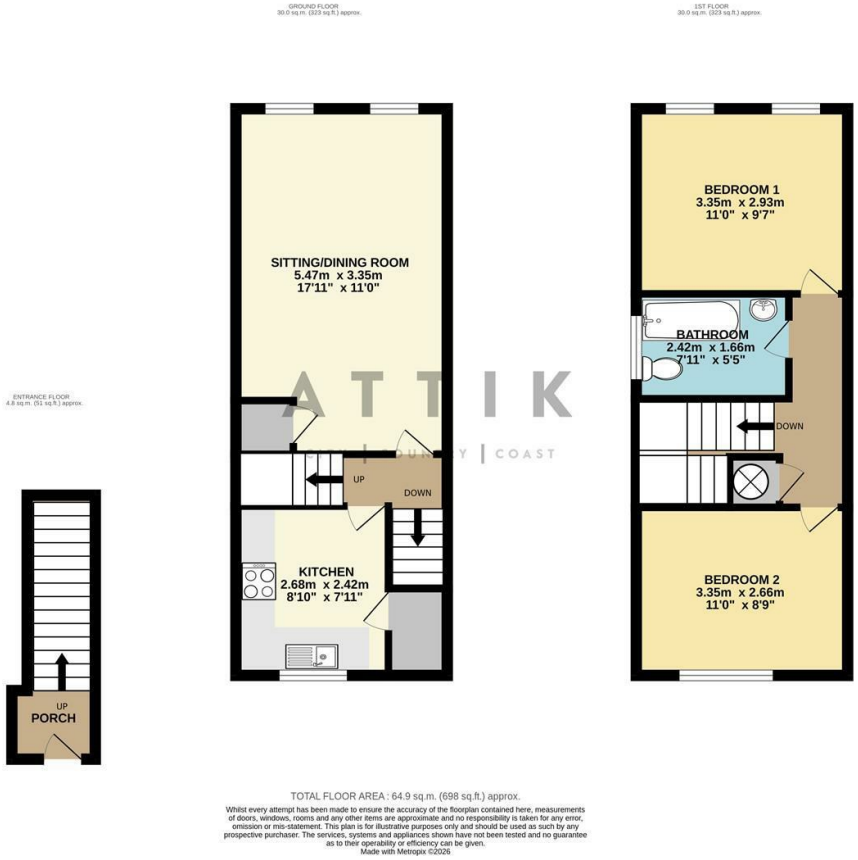












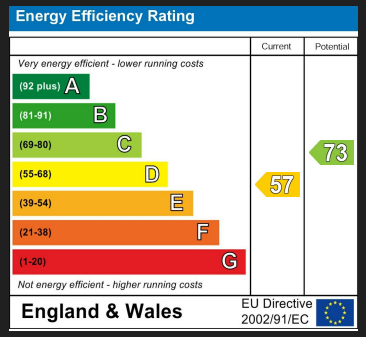
Local Authority

East Suffolk

Council Tax Band

A

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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