

76-77 London Road
Halesworth
IP19 8LS



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76-77 London Road

Guide Price £250,000

Spacious Living In The Heart Of Halesworth...

Offered to the market chain free, this deceptively spacious three-bedroom home presents an excellent opportunity for first-time buyers, families or investors, combining generous accommodation with a highly convenient location just a short distance from the heart of Halesworth. Originally two cottages, the property has been thoughtfully combined to create a versatile home with well-balanced living spaces, character features and plenty of natural light throughout.

The property is entered via a welcoming entrance hall, with access to both the kitchen and the principal reception room. The generous lounge/diner is undoubtedly the heart of the home, enjoying an abundance of natural light from two large sash windows to the front. Offering ample space for both comfortable seating and a dining table, it's equally suited to everyday family life and entertaining. A feature exposed brick fireplace housing a gas-fired stove provides an attractive focal point, adding warmth and character to this inviting space.

The kitchen can be accessed from both the hallway and the lounge/diner, creating a practical flow throughout the ground floor. Fitted with a comprehensive range of wall and base units and generous worktop space, it includes an integrated oven, hob and extractor hood, together with space for a freestanding fridge freezer and dishwasher. A useful pantry, additional storage cupboard and a spacious ground floor cloakroom, complete with plumbing for a washing machine, further enhance the home's practicality.

Upstairs, the accommodation comprises three genuine double bedrooms, all offering comfortable proportions and flexibility for growing families, guests or those working from home. The family bathroom is well appointed with both a separate bath and shower, catering perfectly to modern family life.

Externally, the property offers valuable versatility, with the frontage providing the option of either a private courtyard-style garden or off-road parking for one vehicle, with vehicular access already in place. A useful storage shed adds further practicality, while resident permit parking is available on London Road for additional convenience.

Ideally positioned, the property is within easy walking distance of Halesworth town centre, where a wonderful selection of independent shops, cafés, restaurants, pubs and everyday amenities can be found. The town is also home to The Cut, an award-winning arts centre offering theatre, cinema and cultural events throughout the year. Well-regarded schools, doctors' surgeries, dental practices and a supermarket are all close by, while Halesworth railway station provides regular services to Ipswich with onward connections to London Liverpool Street. The beautiful Suffolk Heritage Coast, including Southwold, Walberswick and Dunwich, is also within easy reach.

Offering generous accommodation, flexible living space and an enviable location, this chain-free home presents a fantastic opportunity to enjoy life in one of Suffolk's most popular market towns.

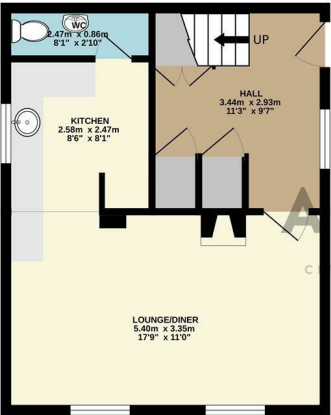
Agents notes...

A pre-recorded walkaround tour is available for this property

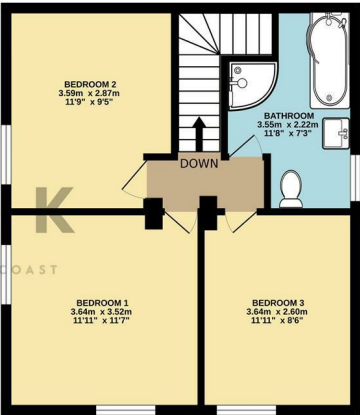
We have been advised that the first floor is of non-standard construction.



GROUND FLOOR
36.1 sq.m. (388 sq.ft.) approx.



1ST FLOOR
39.8 sq.m. (429 sq.ft.) approx.

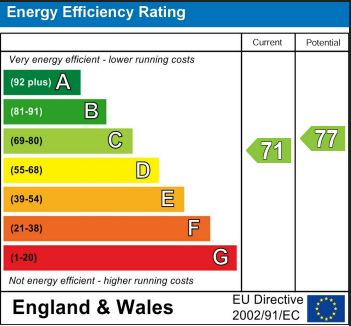


TOTAL FLOOR AREA: 75.9 sq.m. (817 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Local Authority
East Suffolk

Council Tax Band
C

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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