

21 Uplands Way  
Halesworth  
IP19 8JW



# 21 Uplands Way

## Guide Price £280,000

### Peaceful living close to the town centre...

Tucked away within a peaceful residential setting on the sought-after Uplands Way, this distinctive two-bedroom bungalow enjoys a wonderfully private position whilst remaining conveniently close to everything Halesworth has to offer. The town centre is approximately a 10-minute walk away, providing an excellent range of independent shops, cafés, restaurants and everyday amenities, while Halesworth railway station offers direct connections to Ipswich and onward links to London Liverpool Street. The highly regarded local schools are also within easy reach, and the Suffolk Heritage Coast, including the popular seaside destinations of Southwold and Walberswick, lies just a short drive away.

Set behind a mature front garden, the property immediately conveys a sense of tranquillity. A private footpath leads to the entrance, while a garage with power and dedicated parking provide practical convenience. Inside, the accommodation is both characterful and surprisingly spacious, centred around a striking split-level sitting and dining room. The sitting area enjoys a large picture window overlooking the front garden, flooding the room with natural light, while the raised dining area creates an inviting space for entertaining and everyday living.

The kitchen has recently been thoughtfully fitted with an extensive range of cabinetry and benefits from excellent storage, complemented by a useful pantry cupboard. A separate external utility room provides additional practicality, keeping household appliances neatly tucked away.

Both bedrooms are generous doubles and enjoy direct access to the rear patio through glazed doors, creating a seamless connection between the house and garden. The principal bedroom in particular enjoys lovely views across the established grounds, while the second bedroom offers flexible accommodation for guests, home working or hobbies. A recently updated and well-appointed bathroom with useful airing cupboard complete the internal accommodation.

Outside, the rear garden is a particular highlight. Beautifully mature and wonderfully private, it offers a variety of seating areas, established planting, fruit trees and shaded corners in which to relax. The garden has been purposefully grown 'wild' and attracts an abundance of wildlife whilst providing a peaceful retreat throughout the seasons. A useful garden shed, side access and rear gate further enhance the practicality of the outdoor space.

Combining a quiet setting, distinctive accommodation and exceptional gardens, 21 Uplands Way presents a rare opportunity to enjoy a relaxed lifestyle within easy reach of Halesworth's vibrant town centre, railway links and the stunning Suffolk coast.

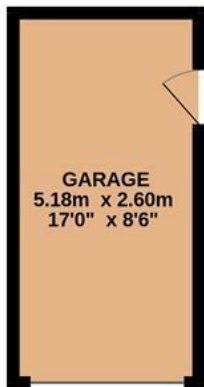
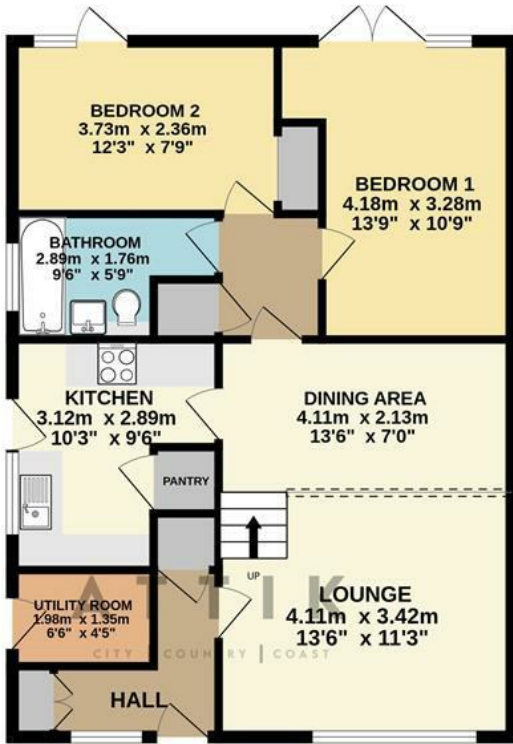
### Agents notes...

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

The entire property is Warm-Air Heated via an electric night-charging storage unit, which also circulates and filters the air for all rooms.



GROUND FLOOR  
81.7 sq.m. (880 sq.ft.) approx.



TOTAL FLOOR AREA : 81.7 sq.m. (880 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  
B

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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