

2 Upper Avenue  
Halesworth  
IP19 8JA



# 2 Upper Avenue

## Guide Price £325,000

### Spacious Bay-Fronted Living...

Set along the ever-popular Upper Avenue, this well-presented home occupies a peaceful position towards the end of the road, offering a quiet setting with minimal passing traffic, yet remaining conveniently close to the heart of Halesworth.

The property is approached via a generous frontage, providing ample off-road parking for several vehicles, alongside a useful garage/store with power connected. To the rear, the garden enjoys a good degree of privacy and is predominantly laid to lawn, complemented by a patio area directly adjoining the house—ideal for outdoor dining, particularly with sliding doors opening from the kitchen/dining space, creating an easy connection between inside and out during the warmer months.

Internally, the house is notable for its sense of space, with high ceilings and well-proportioned rooms throughout. A wide and welcoming entrance hall leads through to a comfortable sitting room, featuring an attractive curved window that allows for plenty of natural light. To the rear, the open-plan kitchen/dining room forms the hub of the home, fitted with integrated appliances, a central island with breakfast bar, and ample room for entertaining.

Upstairs, there are three bedrooms, two of which are particularly generous doubles, both benefiting from large windows and an airy feel. The principal bedroom also offers extensive fitted wardrobes. A well-appointed family bathroom serves the accommodation, complete with both bath and separate shower.

Upper Avenue is ideally situated within easy reach of Halesworth town centre, with its range of independent shops, cafés and everyday amenities. The railway station, providing direct links to Ipswich and onward connections to London Liverpool Street, is also close at hand. For those drawn to the Suffolk coast, the popular seaside destinations of Southwold and Walberswick are just a short drive away, offering beautiful beaches, coastal walks and a quintessential East Anglian lifestyle.

Overall, this is a spacious and well-located home, combining a quiet setting with excellent access to both town and coast.

### Agents notes...

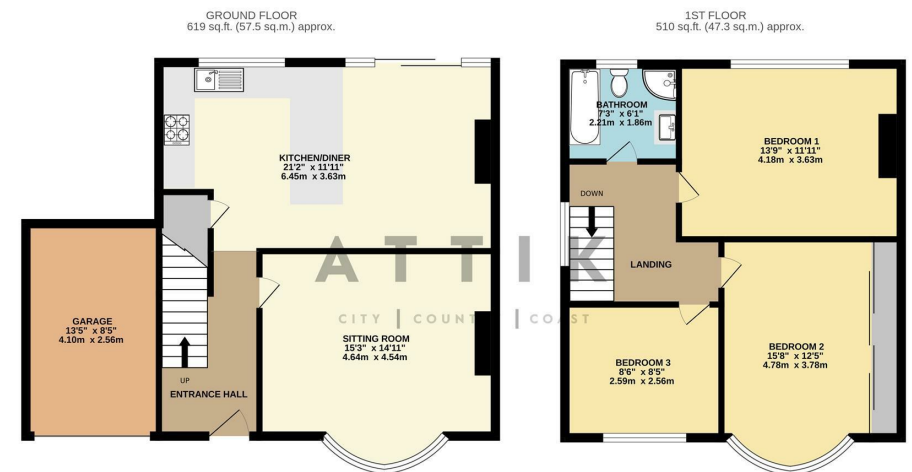
A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating D



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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