13 Oak Way

Halesworth

IP19 8EB









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13 Oak Way

Guide Price £300,000

The generous 3-bed family home...
Tucked away in a peaceful, small cul-de-sac within the popular market town of Halesworth, this well-proportioned three-bedroom family home offers generous and versatile accommodation, attractive gardens and ample off-road parking, together with a particularly spacious garage. Enjoying a pleasant setting with mature planting to the front and an enclosed garden to the rear, the property provides an appealing balance of comfortable family living and everyday practicality, all within easy reach of the town's amenities and the beautiful Suffolk countryside.

Approached via a concrete driveway providing parking for two vehicles, the property is complemented by an established front garden with a striking palm tree and a thoughtfully positioned seating area, ideal for enjoying the late afternoon and evening sunshine. The generous garage benefits from both vehicular and pedestrian access and offers excellent space for parking, storage or hobbies, with the additional convenience of an internal door connecting directly to the breakfast area.

Stepping inside, a welcoming and unusually spacious entrance hallway provides plenty of room for coats, shoes and everyday essentials, leading through to the impressive lounge and dining room. Extending from the front to the rear of the house, this wonderfully light and generously proportioned space enjoys large windows at either end, creating an airy and inviting atmosphere throughout the day. A contemporary wood-burning stove forms an attractive focal point within the sitting area, whilst the dining space comfortably accommodates a substantial family table, with glazed access and views across the rear garden making it equally suited to relaxed family meals and entertaining friends.

The adjoining kitchen and breakfast room offers a practical and sociable space at the heart of the home, fitted with an attractive range of grey cabinetry, solid wooden worktops and under-cabinet lighting. A five-burner gas hob with electric oven beneath provides excellent cooking facilities, whilst there is space for a dishwasher and fridge-freezer. A large window above the sink looks out across the garden, and the adjoining breakfast area comfortably accommodates a table for four, creating an ideal spot for informal dining or morning coffee. Two useful understairs cupboards provide additional storage, whilst a separate utility cupboard offers dedicated space for both a washing machine and tumble dryer. Upstairs, the sense of space continues with three well-proportioned bedrooms. The principal bedroom is particularly generous, comfortably accommodating a king-size bed and additional bedroom furniture, with exposed wooden floorboards, built-in wardrobe storage and an attractive outlook to the front. The second bedroom is another excellent double, currently arranged as a nursery and children's room, with a large window overlooking the garden and enjoying far-reaching views beyond. The third bedroom offers flexibility as a child's bedroom, guest room or home office, and benefits from useful built-in storage. Completing the first-floor accommodation is a family bathroom fitted with a P-shaped bath and thermostatic shower over, together with a separate WC, a particularly practical arrangement for busy family life.

Outside, the enclosed rear garden provides a delightful extension of the living accommodation, with a broad paved terrace spanning the width of the house and offering ample space for outdoor dining and entertaining. A raised seating area beneath a pergola, complete with an established grapevine, creates an inviting place to sit and enjoy the garden during the warmer months. Beyond, a central lawn is bordered by well-established planting, with timber fencing providing privacy and a useful outdoor store offering further practicality.

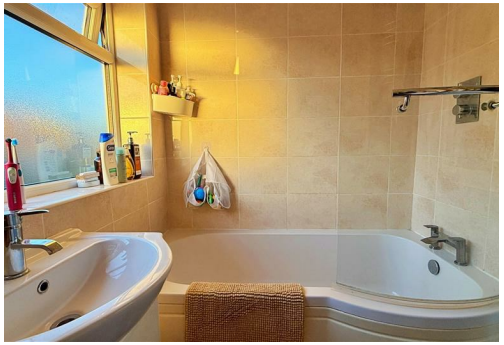
Halesworth is a thriving and well-regarded Suffolk market town, known for its independent shops, cafés, restaurants and welcoming community atmosphere. The historic Thoroughfare forms the heart of the town, offering an appealing mix of everyday amenities and specialist retailers, whilst the nearby New Cut Arts Centre provides a varied programme of cultural events and entertainment. Families are well catered for, with local schooling including Edgar Sewter Primary School and the nearby Bungay High School, together with further educational opportunities in the surrounding area. Halesworth also benefits from local GP services, dental practices and a range of other healthcare facilities.

For those commuting or travelling further afield, Halesworth railway station provides connections towards Ipswich and Lowestoft, with onward services to Norwich and London Liverpool Street via Ipswich. The town is also conveniently positioned for access to the surrounding Suffolk villages and countryside, whilst the Heritage Coast is within comfortable driving distance. The popular seaside destinations of Southwold and Walberswick offer sandy beaches, coastal walks, independent shops and excellent places to eat, with Dunwich, the RSPB Minsmere nature reserve and the wider Suffolk Coast and Heaths National Landscape providing wonderful opportunities to explore the natural surroundings.

Combining generous accommodation, a versatile layout, attractive gardens and a peaceful residential setting, 13 Oak Way presents an excellent opportunity for families, those working from home or buyers seeking a comfortable and well-connected home within one of Suffolk's most appealing market towns.

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

EPC to follow











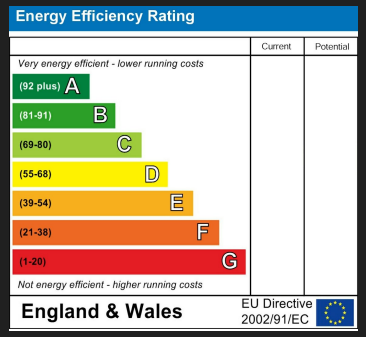
Local Authority

East Suffolk

Council Tax Band

B

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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