

10 The Limes,
London Road
Halesworth
IP19 8LT





ATTIK

CITY | COUNTRY | COAST



10 The Limes, London Road

Guide Price £180,000

The spacious one bedroom house...

Situated within The Limes, an established development exclusively for the over 60s, designed to offer independent living in a peaceful and welcoming setting, this beautifully refurbished one-bedroom home presents an excellent opportunity for those seeking a more manageable property without compromising on space, comfort or independence. Having recently undergone an extensive programme of renovation and redecoration throughout, the property is presented in superb, move-in-ready condition, with the additional and relatively rare benefit of its own private garden, providing a wonderful space to sit, relax and enjoy the outdoors.

Stepping through the front door, a practical entrance porch provides space for coats and shoes, together with useful built-in storage, before leading through into the main accommodation. The sitting and dining room is a particularly generous and inviting space, enjoying a lovely dual-aspect outlook that allows natural light to fill the room. Freshly decorated and finished with new carpeting and contemporary light fittings, there is ample room for comfortable seating and a dining area if desired. Large, floor-to-ceiling glazing draws the eye towards the conservatory beyond, creating a lovely connection between the living accommodation and the garden.

The conservatory provides a further versatile reception space, ideal for enjoying a morning coffee, reading or simply looking out over the garden throughout the seasons. A door opens directly onto the private outside space, which is a particularly appealing feature of this home, with many properties within the development enjoying communal gardens rather than their own individual plot. The garden also benefits from a small storage shed and gated side access, providing a convenient connection to the wider development and routes towards the town.

The newly fitted kitchen has been thoughtfully designed to combine practicality with a fresh, contemporary finish. Offering an excellent range of cupboards and work surfaces, it incorporates new integrated appliances including an oven, hob, slimline dishwasher and fridge freezer. There is also space for a dining table, allowing the principal reception room to be used entirely as a sitting room if preferred. A roof window brings additional daylight into the kitchen and dining area, whilst a window overlooking the private garden adds to the pleasant outlook. The refurbishment has also included the installation of a new gas combination boiler, providing gas central heating, alongside new flooring, updated electrics and a replacement consumer unit. A newly refurbished ground-floor cloakroom completes the accommodation on this level.

Upstairs, the spacious double bedroom is another particularly attractive feature, enjoying a dual-aspect position with delightful views across the surrounding rooftops and towards mature trees. The room offers generous proportions and has been freshly redecorated and recarpeted, creating a restful and comfortable retreat. Leading off the bedroom is a completely renewed en-suite shower room, finished with contemporary fittings including a shower enclosure, wash basin and WC, together with new flooring and tiling. Additional storage and access to the loft provide further practicality.

The Limes itself offers an appealing environment for those aged 60 and over who wish to retain their independence whilst enjoying the reassurance of living within a dedicated residential community. Its setting offers a pleasant balance between privacy, companionship and convenient access to the amenities of Halesworth.

Halesworth is a highly regarded Suffolk market town, known for its traditional character, independent shops, cafés, restaurants and welcoming community atmosphere. The town centre offers a wide selection of everyday amenities, including supermarkets, a post office, pharmacy and healthcare facilities, with the Cut Arts Centre, library and local community activities contributing to the town's lively cultural and social scene. Halesworth also benefits from a doctors' surgery, dental services and good local schooling, including primary and secondary education, all helping to make the town a convenient and well-connected place to call home.

For those wishing to explore further afield, Halesworth railway station provides services on the East Suffolk Line, connecting with Ipswich and Lowestoft, with onward rail connections towards London and other destinations. The surrounding road network also provides access to the neighbouring market towns of Beccles, Bungay and Framlingham, each offering their own selection of independent shops, places to eat and historic attractions.

The beautiful Suffolk Heritage Coast is another considerable attraction, with the ever-popular seaside towns of Southwold and Aldeburgh within easy reach by car. Southwold is particularly well known for its colourful beach huts, traditional pier, sandy beach and independent shops, whilst nearby Walberswick offers peaceful coastal walks, nature reserves and a picturesque village atmosphere. The surrounding countryside is equally appealing, with an abundance of footpaths, quiet lanes and attractive rural villages to explore, including the nearby Blyth Valley and the renowned wildlife habitats of the Suffolk coast.

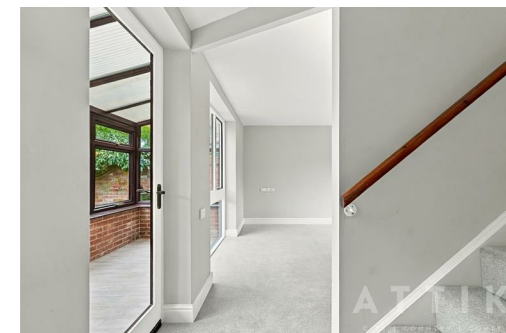
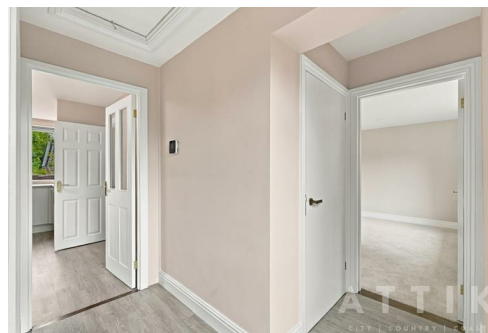
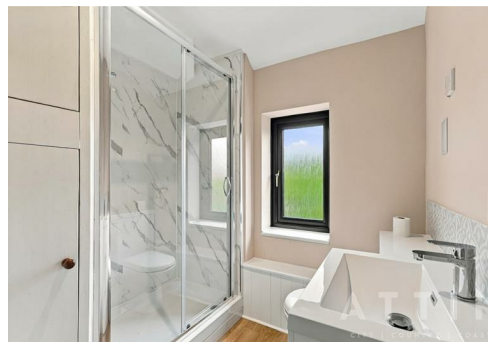
Offering the perfect combination of a thoughtfully refurbished interior, surprisingly generous accommodation and a private garden, all within an established over-60s independent-living development, 10 The Limes is a particularly appealing home for anyone looking to enjoy a quieter, more manageable lifestyle whilst remaining connected to the shops, services and community of Halesworth and the wider Suffolk countryside.

Agents notes...

A pre-recorded walkaround tour is available for this property

Every owner at The Limes owns a 1/30th share of the freehold through the Residents' Association

No pets allowed to be kept at The Limes

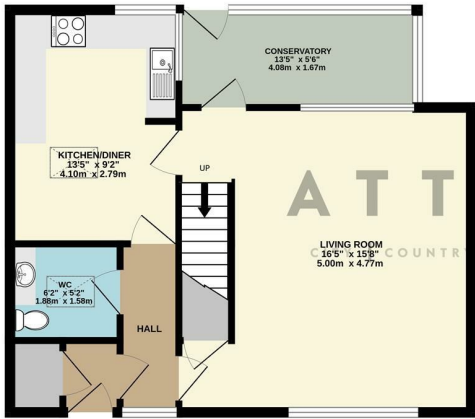


Local Authority
East Suffolk

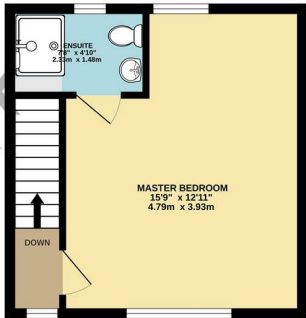
Council Tax Band
B

Directions

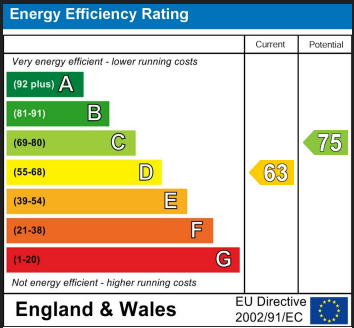
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) 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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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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