

23 Southwold Road  
Bulcamp  
Halesworth  
IP19 9LA







ATTIK





# 23 Southwold Road

## Guide Price £750,000

### The stunning bungalow with great views...

Tucked away along a private, shared gravel driveway, surrounded by majestic oak trees and rolling arable fields, Swallows offers an exceptional lifestyle opportunity in the picturesque Suffolk countryside. This chain-free, single-storey residence occupies a beautifully elevated position, affording sweeping views across the tranquil Blyth Valley—an idyllic setting that seamlessly blends privacy, charm and convenience.

Located just moments from the popular town of Halesworth and a short drive from the heritage coastline at Southwold, Swallows sits in an enviable spot with excellent access to the vibrant market towns of Beccles and Bungay, whilst enjoying the peace and quiet of rural living.

Built in 2018 to exacting standards, the property unfolds over one generous level with underfloor heating throughout and high-gloss grey tiling that flows from room to room. Upon entry, you're welcomed into a spacious central hallway, flanked by practical storage and a well-equipped utility room. At the heart of the home lies a spectacular open-plan living, dining and kitchen space — triple aspect, wonderfully light-filled, and designed for both comfort and entertaining. The kitchen is fitted with quality cabinetry, resin stone worktops, a full-height integrated fridge, and a large range cooker beneath a sleek extractor. A stylish island provides the perfect hub for social gatherings, while French doors and bifold panels open directly onto the generous patio, inviting the outdoors in on warmer days. The central dining area has lovely views out to the Blyth Valley through the French doors to the front, and leads through to the lounge, which has a huge feature fireplace with a large wood burner and timber bi-fold doors out to the patio at the side.

The bedroom wing houses three exceptionally well-proportioned rooms. The principal suite boasts dual aspects, a wall of built-in wardrobes, and a luxurious en-suite with a freestanding slipper bath and walk-in rainfall shower. Bedrooms two and three are also excellent doubles, one with French doors onto the garden. A smartly designed family bathroom and additional cloakroom complete the internal accommodation.

Outside, the grounds are truly a delight. The sweeping driveway opens into an expansive forecourt with electric gates, ample parking for several vehicles, and a substantial double garage with an adjoining workshop — ideal for hobbies, storage or, subject to the necessary consents, conversion into ancillary accommodation. The gardens are immaculately tended, featuring a productive vegetable plot with raised beds and a greenhouse, neatly bordered lawns, and multiple outbuildings including a cleverly disguised storage container and an impressive workshop. A charming pergola stands at the far end of the garden, offering the perfect vantage point to take in the far-reaching countryside views.

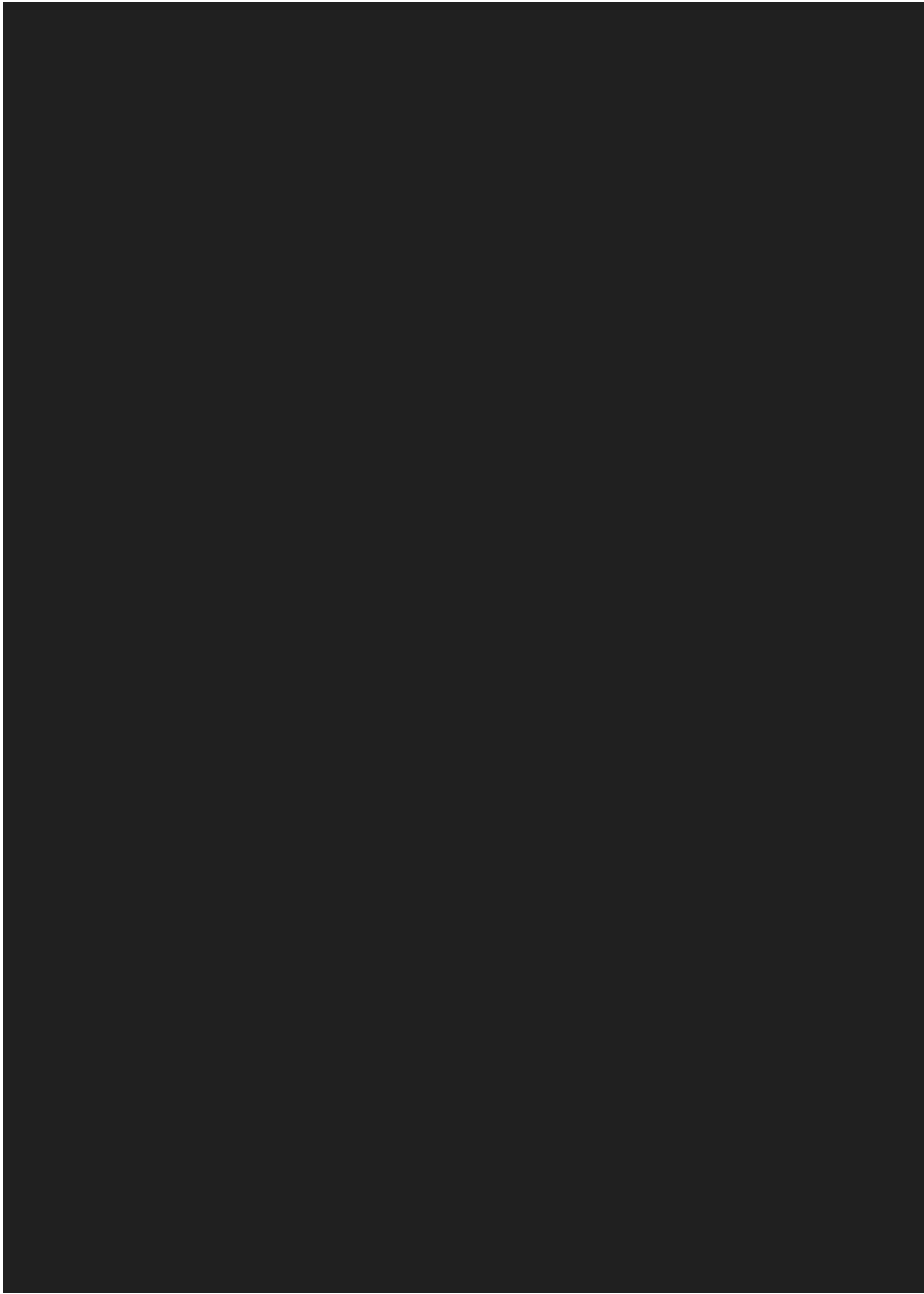
Further highlights include photovoltaic solar panels and lots of insulation (offering reduced energy bills), hardwood internal joinery, and a high-spec plant room with zoned heating controls.

Swallows represents a rare chance to acquire a contemporary, turn-key home in a timeless countryside setting — offered with no onward chain and ready to welcome its next chapter.

### Agents notes...

A pre-recorded walkaround tour is available for this property

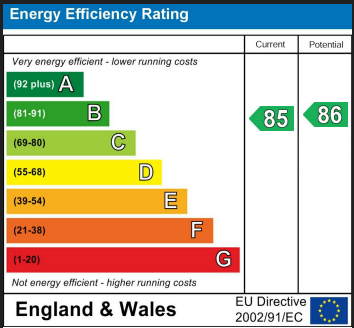
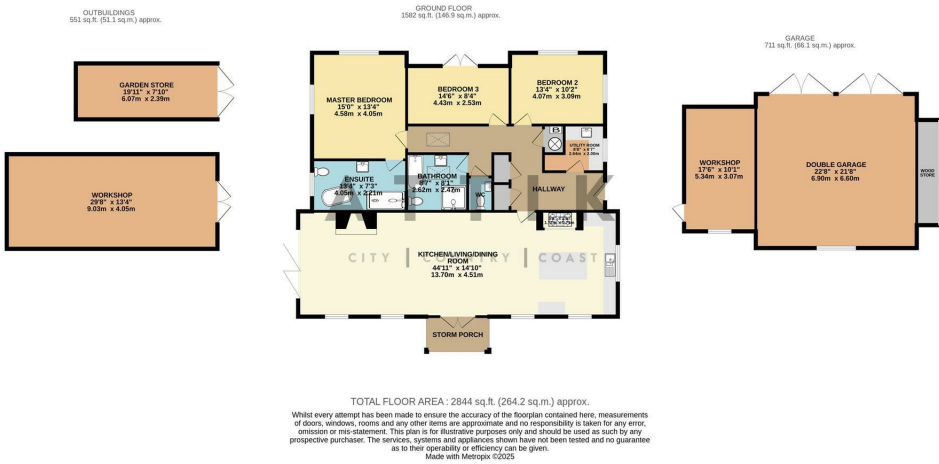




Local Authority  
East Suffolk

Council Tax Band  
E

Directions  
7 year NHBC warranty .75 acre



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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