

15 Highfield Road
Halesworth
IP19 8SJ



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15 Highfield Road

Guide Price £425,000

The spacious family home on a great private plot..

Occupying a particularly pleasant position within a quiet residential cul-de-sac, 15 Highfield Road is a spacious and naturally bright four-bedroom home offering generous, flexible accommodation, excellent off-road parking and a wonderfully private rear garden. With the centre of Halesworth within easy reach, the property combines a peaceful setting with excellent access to the town's shops, everyday amenities, schools, doctors and railway station, while the celebrated Suffolk coast, including Southwold and Walberswick, is only a straightforward drive away.

Set back from the road behind a neatly kept front lawn and mature hedging, the property is approached over a long private driveway providing comfortable parking for three to four vehicles and leading to the single garage. A useful covered entrance porch provides an ideal everyday space for coats and shoes before opening into a notably wide and welcoming entrance hall, immediately giving a sense of the generous proportions found throughout the house.

To one side, double doors open into an impressive dual-aspect sitting room, a light and spacious reception room with a large front-facing window overlooking the garden and driveway. Its proportions readily accommodate substantial sofas and additional furniture whilst still retaining an open and comfortable feel. Across the hall lies the well-proportioned kitchen, positioned to enjoy an outlook over the rear garden and fitted with a good range of storage, work surfaces and integrated cooking appliances, together with fridge-freezer space and a small breakfast bar.

Adjoining the kitchen is a separate utility room, keeping laundry and household appliances neatly away from the main living accommodation and providing further access towards both the garden and garage. A ground-floor shower room sits just beyond, while an additional WC is discreetly positioned beneath the stairs. This arrangement provides a particularly practical layout for family life and offers a degree of future flexibility.

One of the highlights of the ground floor is the dining room, which flows naturally into the garden room/conservatory beyond. Filled with natural light and enjoying views across the garden, this creates an excellent space for both everyday dining and entertaining. French doors open directly onto the patio, allowing the living accommodation and garden to work particularly well together during the warmer months.

Upstairs, a bright landing leads to four bedrooms and the family bathroom. The principal bedroom is especially generous, with an extensive range of built-in wardrobes and ample room for a king-size bed and additional furniture. From here there are elevated views across Highfield Road and towards the rooftops of Halesworth. A further good-sized double bedroom overlooks the rear garden, while the remaining rooms provide flexible accommodation for children, guests, hobbies or those working from home. One of these rooms leads through to the fourth bedroom, making the arrangement particularly well suited as a bedroom with adjoining study, dressing room or nursery if preferred.

The family bathroom is fitted with a WC, wash basin and bath with shower above, while a separate airing cupboard provides further useful storage. The property also benefits from gas central heating.

Outside, the rear garden is a real asset. Private and largely unoverlooked, it enjoys a green backdrop of established trees and incorporates a generous lawn, patio seating area and useful garden shed. French doors from the garden room provide an immediate connection with the patio, while wide gated side access means the garden can be reached without passing through the house. The attached single garage has power and offers excellent storage or workshop potential, with further space tucked neatly behind for bins and garden equipment.

Highfield Road itself is a peaceful residential setting with very little passing traffic, yet remains conveniently placed for the centre of Halesworth. The town offers a good range of independent shops, cafés and everyday services, together with supermarkets, local schooling and medical facilities. Halesworth railway station provides useful connections towards Ipswich and Lowestoft, making the town well placed for commuters as well as those wishing to explore the wider region. For families, schools and recreational facilities are readily accessible, while the surrounding countryside provides an abundance of walks and opportunities to enjoy the Suffolk landscape.

Halesworth is also ideally positioned for the Heritage Coast, with Southwold, Walberswick and the surrounding coastal villages all within easy reach by car. This combination of a quiet residential position, excellent town amenities and proximity to some of Suffolk's most sought-after coastline makes 15 Highfield Road an appealing and highly versatile home in a very convenient location.

Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow. A new combi boiler will be installed before completion of the sale, this should also improve the EPC rating slightly.



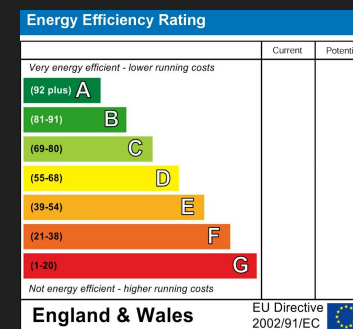


TOTAL FLOOR AREA: 135.8 sq.m. (1462 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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
D

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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