

17 Mill Hill Drive  
Halesworth  
IP19 8DB



# 17 Mill Hill Drive

## Guide Price £220,000

### Elevated Living With Stunning Suffolk Sunsets...

Set back from the road with off-road parking for one vehicle, the property offers bright and practical accommodation throughout. An inviting entrance hall leads into a well-appointed kitchen with ample storage and appliance space, whilst the generous sitting room provides an excellent social space, complete with sliding doors opening directly onto the rear terrace and garden beyond. Additionally, there's a similarly sized dining/second reception room with garden and driveway access.

Both bedrooms are comfortable doubles overlooking the front aspect, served by a family bathroom with shower over bath. The home also benefits from gas central heating and a modern boiler installed approximately four years ago.

Outside, the rear garden is a true highlight. Thoughtfully tiered with steps leading down through colourful planting, the garden enjoys uninterrupted field views and a wonderful sense of peace and privacy. A decked seating area, summer house and storage shed create the perfect setting for relaxing or entertaining outdoors — and, according to those in the know, the rear deck enjoys some of the very best sunset views in all of Halesworth.

Halesworth itself is a highly regarded market town offering an excellent range of independent shops, cafés, pubs and everyday amenities, together with a railway station providing direct links to Ipswich and London Liverpool Street via connecting services. The Suffolk coast, including the ever-popular destinations of Southwold, Walberswick and Dunwich, lies within easy driving distance, making this an ideal permanent home, weekend retreat or investment in a particularly desirable part of the county.

### 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 C



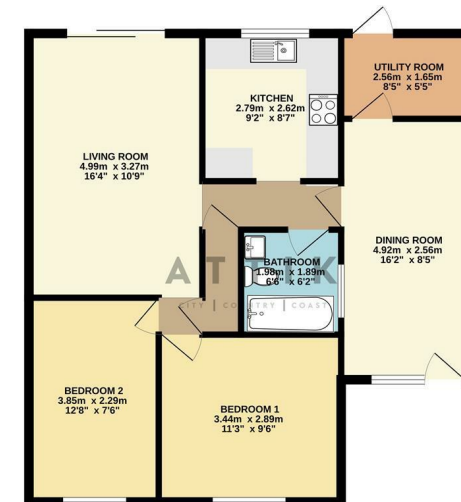
Contact

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GROUND FLOOR  
63.0 sq.m. (678 sq.ft.) approx.



TOTAL FLOOR AREA: 63.0 sq.m. (678 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, windows and doors are approximate and are intended to assist in the general understanding of the property. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their condition or operation. Measurements are taken to the best of our knowledge and are not intended to be used for any other purpose.  
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