

39 Walpole Road
Halesworth
IP19 8DL



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39 Walpole Road

Guide Price £425,000

Spacious & Versatile Living On The Edge Of Town...

Occupying a lovely position on the edge of Halesworth, set back from Walpole Road and enjoying open field views to the front, this spacious and versatile three/four-bedroom home offers well-balanced accommodation, generous parking and a private rear garden, all within easy reach of the town centre and local amenities.

The property is approached via a shingled frontage and driveway parking, with the house enjoying an attractive setting opposite green space and countryside beyond. Inside, a welcoming entrance hall immediately gives a sense of space, while the layout has been designed with flexibility in mind. To the front is a particularly useful reception room which could serve equally well as a snug, family room, home office or even a ground-floor bedroom if required, with the added benefit of an adjacent shower room, making it an excellent option for multi-generational living or those looking to future-proof their home.

To the rear of the house, the open-plan kitchen/dining room forms the heart of the home, offering a bright and sociable space with French doors opening onto the garden. The kitchen is well arranged with integrated appliances and ample room for dining, while a separate utility room provides further practicality, additional storage and side access to the outside. The main sitting room is an impressive dual-aspect space running the depth of the house, with sliding doors opening onto the patio and garden beyond, creating a wonderful connection between inside and out and making it a particularly enjoyable room for both everyday living and entertaining.

Upstairs, the first floor offers three bedrooms and a spacious family bathroom fitted with both a bath and separate shower. The two principal bedrooms are both excellent doubles, one overlooking the rear garden and the other enjoying elevated views across the open fields to the front. The third bedroom is also a very good size and would work well as a child's room, guest room or study, with the added advantage of useful built-in storage.

Outside, the rear garden is a real feature of the property, enjoying a good degree of privacy and designed for ease of enjoyment. A paved terrace sits directly outside the house, ideal for outdoor dining and summer entertaining, with steps rising to a lawned garden and a substantial timber shed/workshop providing excellent storage for tools, bicycles and garden equipment. To the front, the property also benefits from off-road parking for several vehicles.

Walpole Road is particularly well placed for enjoying everything Halesworth has to offer. The town centre is only a short distance away, providing an excellent range of independent shops, cafés, a supermarket, schools and everyday services, while Halesworth railway station offers connections via Ipswich to London Liverpool Street. There is also easy access to doctors' surgeries and other essential amenities, making the location well suited to a wide range of buyers. For those drawn to the Suffolk coast, the popular seaside towns of Southwold, Walberswick and Dunwich are all within convenient reach, offering beaches, coastal walks and some of the area's most loved destinations.

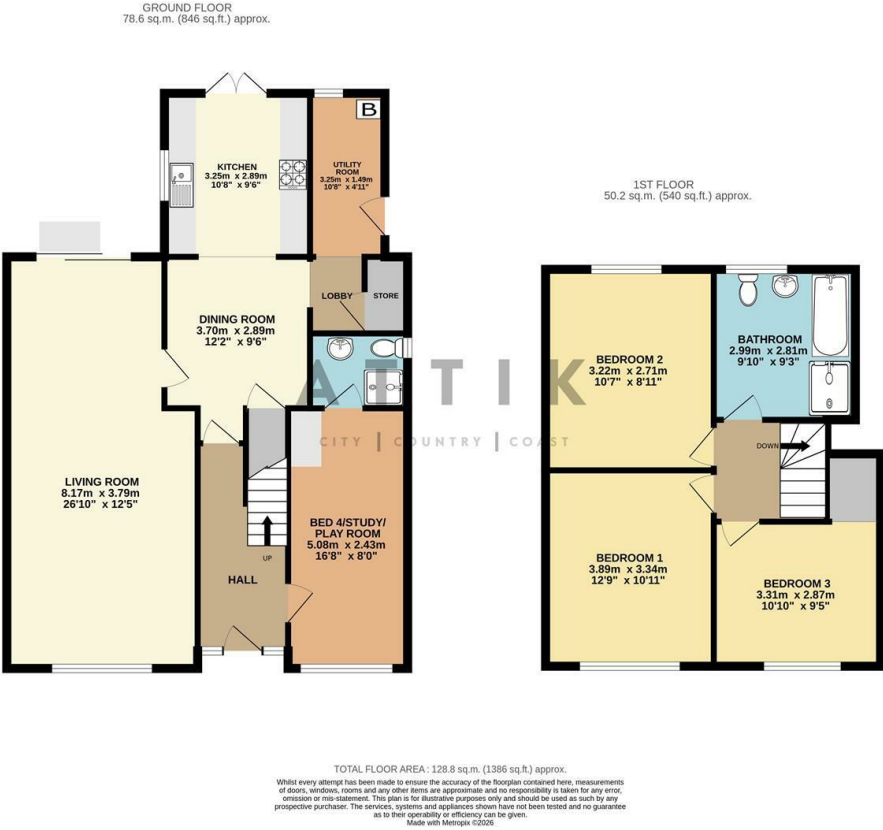
Combining a peaceful edge-of-town setting with practical, adaptable accommodation and lovely open views, 39 Walpole Road is a home that will appeal to families, downsizers and anyone seeking space, convenience and a strong connection to both town and countryside.

Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

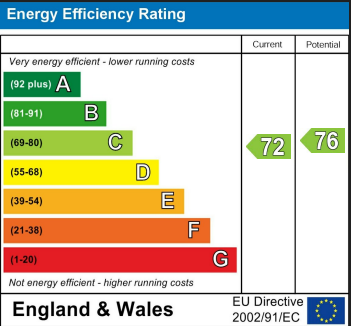




Local Authority
East Suffolk

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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