

1 Oak Way
Halesworth
IP19 8EB



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1 Oak Way

Guide Price £230,000

The spacious bungalow on a great plot...

Set within a quiet and established residential area of Halesworth, 1 Oak Way is a well-proportioned semi-detached bungalow offering comfortable single-storey living, generous parking and a particularly private rear garden.

The property is approached via a wide driveway providing ample off-road parking for several vehicles, together with access to a useful single garage which would also lend itself well to use as a workshop or additional storage space. A neatly arranged front garden adds to the attractive street presence, while a gated side pathway leads through to the rear.

Inside, the accommodation is arranged around a welcoming entrance hall. The spacious sitting room enjoys a large front-facing window which draws in plenty of natural light, together with a gas fireplace providing a central focal point. There are two well-sized double bedrooms, including a principal bedroom positioned to the rear with views across the garden, while the second bedroom overlooks Oak Way and would work equally well as a guest room or home office.

The shower room is fitted with a WC, wash basin and corner walk-in shower, and there is also a useful storage cupboard within the hallway, along with loft access.

To the rear of the bungalow, the dining room provides a versatile additional reception space and could alternatively be arranged as a snug, study or hobby room. This leads through to a generously sized kitchen with extensive cupboard space, a breakfast bar, integrated oven, gas hob and extractor. Beyond the kitchen is a bright conservatory-style garden room, creating an enjoyable connection between the house and garden, with direct access outside.

The rear garden is a particular feature of the property, offering a peaceful and secluded setting with a high degree of privacy. Predominantly enclosed by fencing and neighbouring bungalows, it includes a paved pathway, mature planting, a well-established tree providing welcome shade and a patio area adjoining the garden room, ideal for outdoor dining, seating and summer barbecues.

Oak Way is conveniently positioned within easy reach of Halesworth town centre, where a varied selection of independent shops, cafés, public houses and everyday amenities can be found. The town also benefits from local schools, medical facilities, a railway station and leisure and community services, making the location well-suited to a broad range of buyers.

Halesworth is surrounded by the attractive Suffolk countryside and provides straightforward access to the popular Heritage Coast, including Southwold, Walberswick and Dunwich. The nearby A12 also offers useful road links towards Ipswich, Lowestoft and the wider Suffolk and Norfolk region.

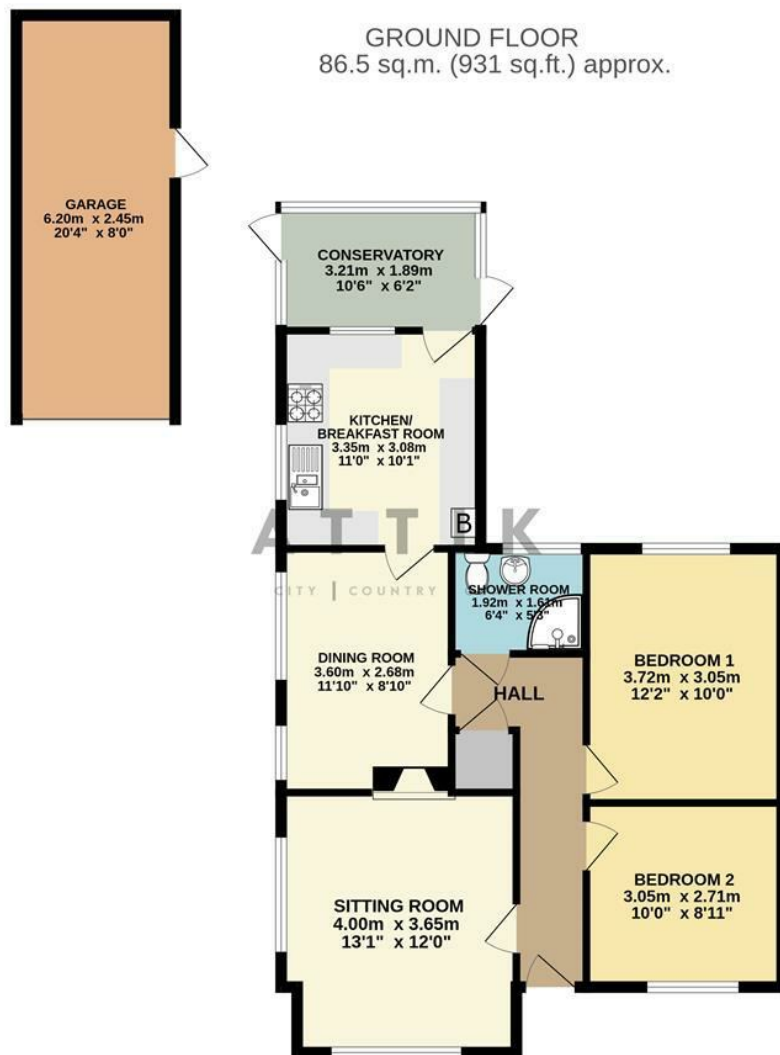
Offering spacious and flexible accommodation, excellent parking, a garage and a private garden, 1 Oak Way represents an appealing opportunity for those seeking a comfortable bungalow in a well-connected market town.

Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow





TOTAL FLOOR AREA : 86.5 sq.m. (931 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
B

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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