

22 Greenbank
Halesworth
IP19 8RP



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Guide Price £350,000

Tucked away at the entrance of a quiet, leafy cul-de-sac, 22 Greenbank is a beautifully presented detached home offering a wonderful sense of calm and space, all just moments from the heart of Halesworth. With open fields beyond the hedge and the Suffolk coast just 20 minutes away, this is a home that effortlessly combines rural charm with everyday convenience.

Lovingly owned and maintained by one family since new, the property sits behind a neat manicured hedge with an attractive brick-weave driveway and garage to the front. There's ample parking, with scope to extend the driveway if desired, and a peaceful outlook across a sunken green space that enhances the feeling of openness.

Inside, the home is light-filled and welcoming. A generous entrance hall leads first to a stylish sitting room, complete with a feature gas fire and sash windows that look out to the front. To the rear, the kitchen-breakfast room forms the sociable heart of the home — a bright, well-appointed space with integrated appliances, a wide gas range, and plenty of room for informal dining. This opens into a dual-aspect dining room, which could easily be used as a second lounge or snug.

A separate utility room and downstairs cloakroom add to the practical appeal, while the rear garden offers a low-maintenance haven — fully enclosed, neatly landscaped, and ideal for entertaining, with a pergola and raised seating area. The garage, accessible from the garden, benefits from power, lighting, and excellent overhead storage — and could offer potential for conversion, subject to the usual consents.

Upstairs, the galleried landing leads to three well-proportioned bedrooms. The main bedroom enjoys views to the rear, along with an en-suite shower room and a walk-in dressing area. The second bedroom is another good-sized double, with uninterrupted views to the front across open ground, while the third bedroom would make an ideal home office or guest room. A bright and modern family bathroom completes the upper floor.

Set in a sought-after residential pocket, Greenbank is just a short stroll from Halesworth's vibrant town centre, with its independent shops, cafés, pubs and cultural spots. The mainline station is close by, offering links via Ipswich to London Liverpool Street. And for lovers of the coast, the seaside gems of Southwold, Walberswick and Dunwich lie just 20 minutes away by car.

With its blend of space, light and location, 22 Greenbank is a true gem — ideal as a full-time home, peaceful retreat, or simply a place to enjoy the best of town, country and coast.

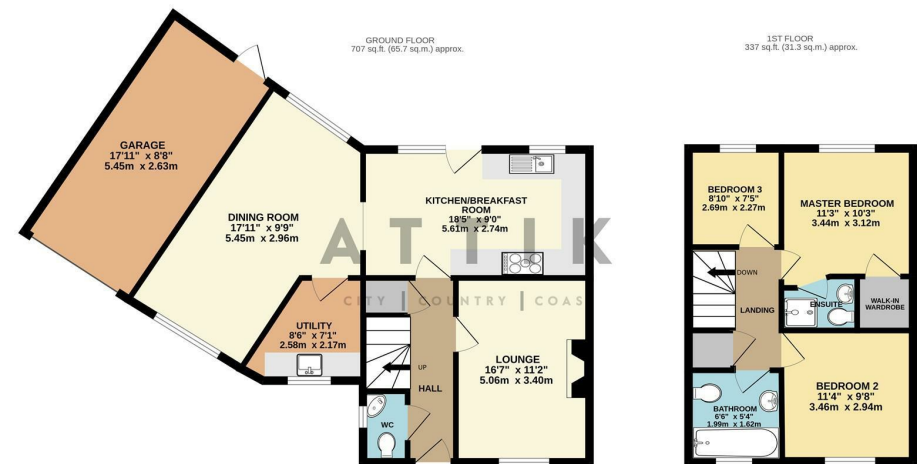
Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band C

EPC Rating C



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.
While 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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