

94 Chediston Street
Halesworth
IP19 8BJ





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94 Chediston Street

Guide Price £375,000

The modern energy efficient home...

Situated on the well-regarded Chediston Street, just a short walk from the centre of Halesworth, this attractive three-bedroom home offers well-arranged accommodation, off-road parking and a private rear garden, all within easy reach of the town's amenities, railway station and the Suffolk Heritage Coast.

Built in 2007, the property blends comfortably with the established character of the street while providing the advantages of modern construction and energy efficiency, including solar panels with battery storage.

The front door opens into a welcoming sitting room, a well-proportioned and comfortable space with useful under-stair storage and an area for coats and shoes. From here, the accommodation flows through to the kitchen, which is thoughtfully fitted with a range of cupboards and integrated appliances including a Neff oven, gas hob, dishwasher, fridge freezer and wine fridge. The kitchen enjoys a triple aspect with views towards the street, the parking area and the rear garden, creating a bright and pleasant space.

Just off the kitchen is a particularly useful utility and cloakroom, providing space for a washing machine along with a sink, storage and the gas boiler.

Double doors from the sitting room lead into the conservatory, which serves well as a dining room or garden room. With central heating installed, this is a versatile space that can be comfortably used throughout the year while enjoying views of the garden.

Upstairs, the landing leads to three bedrooms. The principal bedroom is a generous double with dual aspects and a large sliding-door fitted wardrobe. The second bedroom is also a good size and similarly benefits from fitted wardrobes, while the third bedroom offers flexibility as a single bedroom, home office or studio.

Completing the accommodation is a well-appointed family shower room featuring a large corner shower, WC, basin and heated towel rail.

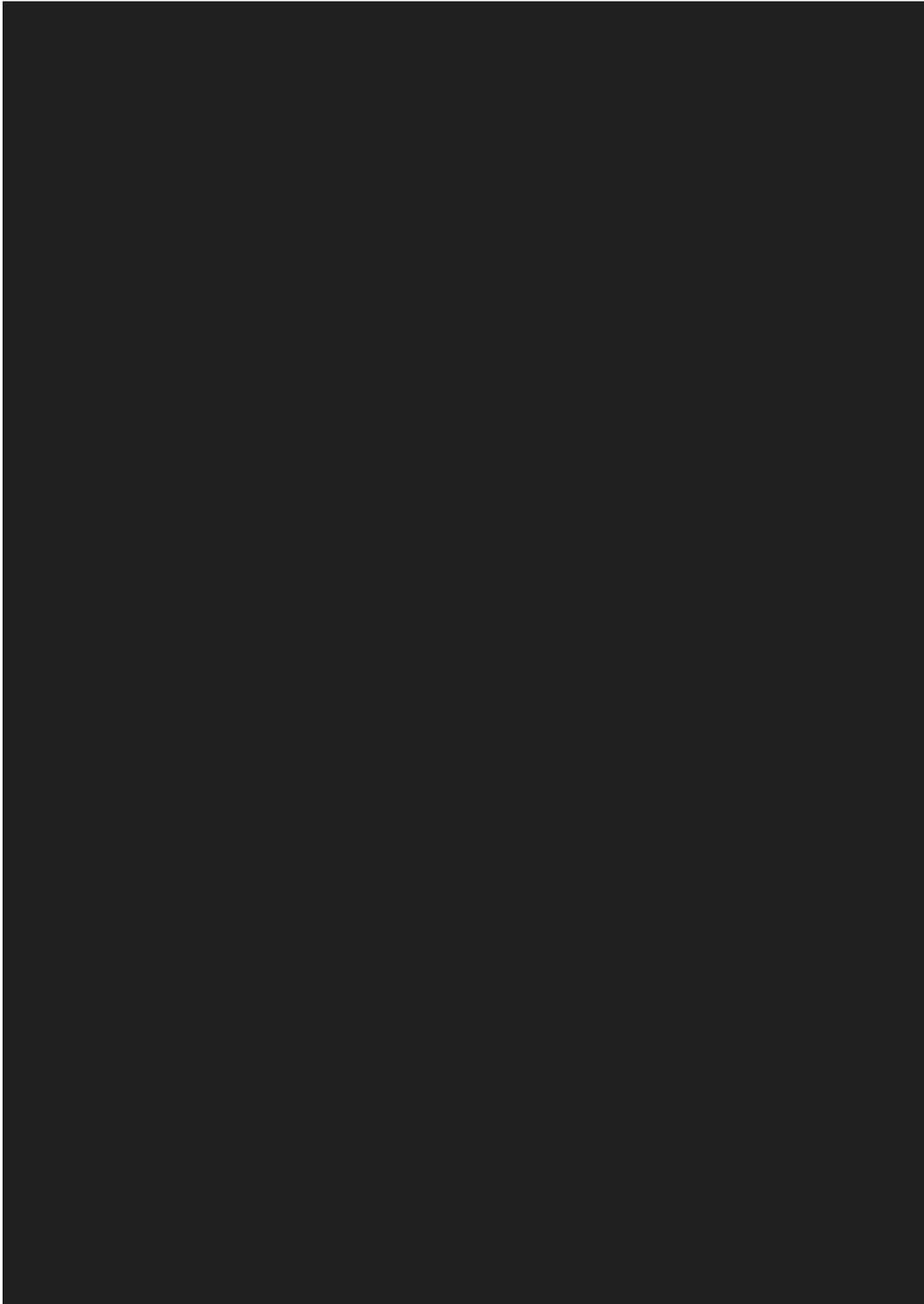
Outside, the rear garden offers a private and peaceful setting with a decked seating area ideal for outdoor dining and relaxation. A substantial shed provides excellent storage or workshop space and benefits from power and lighting. A gate gives convenient access to the off-road parking space beside the property.

The property enjoys a particularly convenient position within Halesworth, with the town centre approximately a five-minute walk away. Halesworth offers an excellent range of independent shops, cafés, restaurants and everyday amenities, while the railway station provides services to Ipswich with onward connections to London Liverpool Street. The popular coastal towns of Southwold and Walberswick, along with the wider Suffolk Heritage Coast, are also within easy reach.

Agents notes...

A pre-recorded walkaround tour is available for this property







TOTAL FLOOR AREA: 878 sq.ft. (81.5 sq.m.) approx.

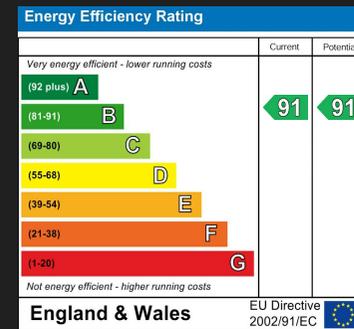
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
C

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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