

17 Oak Green
Halesworth
IP19 8EA





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17 Oak Green

Guide Price £300,000

The spacious family home and gardens...

Set within a peaceful residential position in the popular Suffolk market town of Halesworth, 17 Oak Green is a well-proportioned three-bedroom home offering generous living accommodation, an excellent rear garden, driveway parking and an integral garage. The property enjoys a pleasantly quiet setting while remaining conveniently placed for the town centre, which is approximately a 15-minute walk away.

A welcoming and notably spacious entrance hall provides plenty of room for coats and shoes, with useful storage beneath the stairs and a recently replaced gas combination boiler. From here, the accommodation opens into a generous living and dining area, creating an inviting and sociable heart to the home. A large window draws plenty of natural light into the sitting area, while the adjoining dining space connects particularly well with the conservatory and garden beyond. French doors can be opened during the warmer months, allowing the internal and external spaces to flow naturally together and making this an excellent house for family life and entertaining.

The kitchen sits conveniently alongside the dining area and is fitted with a good range of storage, an oven with extractor above and a window overlooking the rear garden. A separate utility room adds valuable practicality and offers ample space for additional appliances, while also working particularly well as a boot room for anyone returning from muddy walks or with dogs. Beyond this is an area currently offering the potential to create a ground-floor cloakroom, allowing a new owner to complete the space to their own requirements. Internal access is also provided to the integral single garage, which offers excellent storage for bicycles, tools and outdoor equipment in addition to accommodating a car.

Upstairs, the sense of space continues with three well-proportioned bedrooms. The principal bedroom enjoys an outlook over the rear garden and has ample room for freestanding wardrobes, while the second bedroom is similarly generous and comfortably accommodates a double bed and further furniture. The third bedroom overlooks Oak Green and lends itself particularly well to use as a child's bedroom, guest room or home office. The family bathroom has been updated in recent years and is attractively finished with a walk-in shower, WC, wash basin and heated towel rail.

Outside, the property is approached by a driveway providing comfortable parking for two cars, alongside a lawned front garden and access to the garage. To the rear is an especially appealing, established garden of a generous rectangular shape, with a large lawn, fruit trees and a paved seating terrace immediately behind the house. This provides an ideal spot for outdoor dining and summer barbecues, with the conservatory opening directly onto the garden. At the far end is a further patio area together with a substantial summer house, offering possibilities as a playroom, hobby space or additional storage, alongside a large garden shed. The garden feels particularly private towards its far end and provides plenty of room for both relaxation and family use.

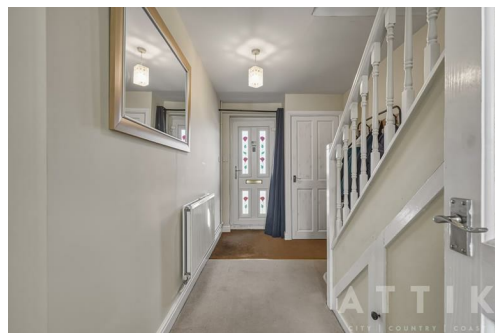
Oak Green combines a quiet residential setting with excellent access to the amenities of Halesworth. The historic town centre offers a good selection of independent shops, cafés, pubs and everyday services, while local schooling, doctors and other healthcare facilities are all readily accessible. Halesworth railway station provides useful connections along the East Suffolk Line, making the town well placed for travel towards Ipswich and the wider region.

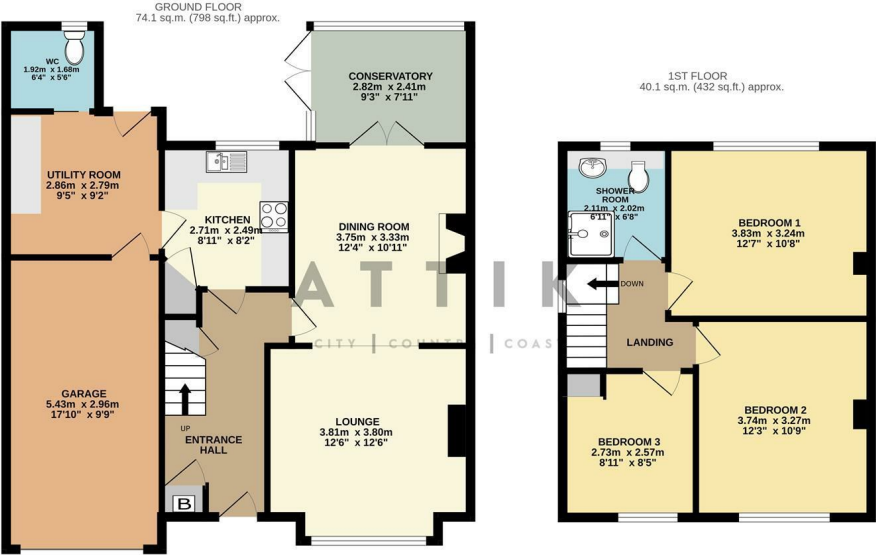
The surrounding countryside is one of this part of Suffolk's great attractions, with numerous footpaths, rural villages and open landscapes close at hand. The celebrated Suffolk Heritage Coast is also within easy driving distance, with Southwold, Walberswick and the surrounding coastline providing beaches, coastal walks, pubs and restaurants for days out by the sea.

Altogether, 17 Oak Green is a comfortable and versatile family home with generous accommodation, excellent practical space and a substantial garden, all within easy reach of Halesworth town centre and the wider Suffolk coast and countryside.

Agents notes...

A pre-recorded walkaround tour is available for this property



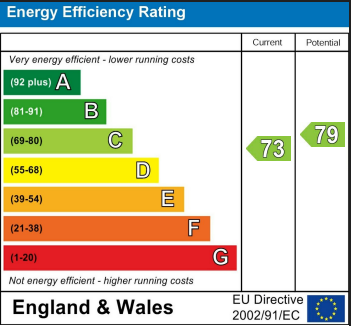


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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