

3 Halesworth Road
Chediston
Halesworth
IP19 0AE



ATTIK
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3 Halesworth Road

£375,000

Stylish Village Living Moments From Halesworth...

Occupying a lovely semi-rural position on the edge of Chediston, with open fields opposite and Halesworth just a few minutes away, 3 Halesworth Road is a beautifully renovated and extended three-bedroom home offering stylish, well-balanced accommodation, generous parking and a particularly attractive rear garden.

The property has been comprehensively improved in recent years, with a thoughtful renovation programme completed in around 2023 to include new electrics, new windows, a new heating system, a new kitchen and bathrooms, together with a well-designed extension that has enhanced both the ground and first floor space. The result is a home that feels fresh, practical and ready to move straight into, while still enjoying the peace and outlook of its village-edge setting.

A spacious entrance hall provides an inviting first impression, with stairs rising to the first floor and access through to the principal reception areas. The heart of the home is the superb open-plan kitchen/dining room, fitted with a range of contemporary units and centred around an island, creating a sociable space for everyday living as well as entertaining. There is ample room for a family dining table, while a door opens directly onto the rear seating terrace and garden beyond. A separate utility room adds to the practicality of the layout, and a ground floor cloakroom is positioned just off the hall. The sitting room is a comfortable and well-proportioned space, ideal for quieter evenings, with the flexibility to be either connected to or separated from the kitchen/dining area.

On the first floor, the accommodation continues to impress with three well-sized double bedrooms. The principal bedroom enjoys views towards the open countryside and benefits from its own en suite shower room, while the remaining bedrooms are served by a spacious family bathroom with both a bath and a separate shower. The layout has been designed with modern family life in mind, and there is also useful loft storage above.

Outside, the property is approached via a large driveway providing parking for several vehicles with ease, together with an electric vehicle charging point. To the rear, the garden is a real feature of the house, arranged with a paved seating area immediately outside the kitchen and steps rising to a generous lawn, all enclosed and well planted to create a private and peaceful setting. There is also useful side access and additional storage space.

Chediston is a highly regarded Suffolk village surrounded by attractive countryside, lying just to the south of the thriving market town of Halesworth. Halesworth is only a short drive away and offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, pubs and restaurants, together with a doctors' surgery, library and a railway station with services via Ipswich to London Liverpool Street. The area is also well served by schooling in both the state and independent sectors, with primary and secondary options available in and around Halesworth, Bungay and the wider surrounding villages. For those drawn to the coast, the ever-popular destinations of Southwold, Walberswick and Dunwich are all within easy reach, offering beaches, coastal walks and the best of the Suffolk Heritage Coast.

Combining a high standard of finish with generous parking, excellent living space and a convenient yet peaceful setting close to Halesworth and the coast, 3 Halesworth Road is a very appealing home in one of east Suffolk's most desirable areas.

Agents notes...

A pre-recorded walkaround tour is available for this property

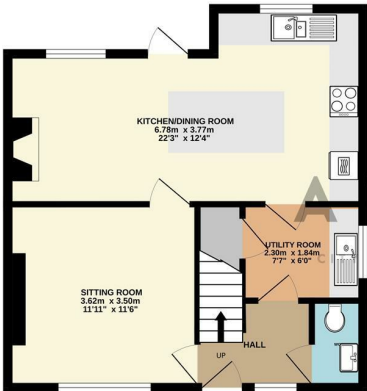


Local Authority
Esat Suffolk

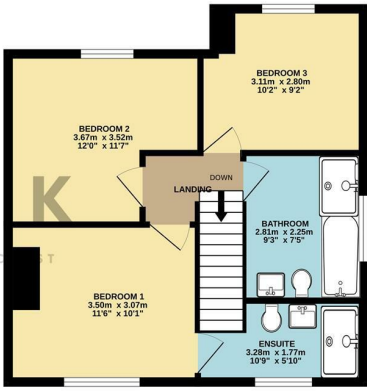
Council Tax Band
C

Directions

GROUND FLOOR
44.6 sq.m. (480 sq.ft.) approx.



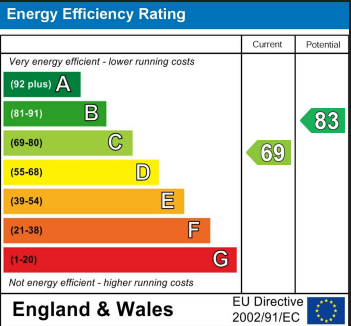
1ST FLOOR
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 88.6 sq.m. (954 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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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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