

7 The Paddocks
Halesworth
IP19 8RR



7 The Paddocks

Guide Price £375,000

The detached family home on a great plot...

Occupying a pleasant position within a quiet close just off Holton Road, 7 The Paddocks is a well-proportioned four-bedroom home offering generous living space, a south-facing garden and excellent parking, all within easy reach of Halesworth's thriving town centre and railway station.

Set back from the road with ample off-road parking and a single garage with power, the property enjoys a peaceful setting while remaining conveniently placed. Halesworth's independent shops, cafés and everyday amenities are just a short drive away, as is the station, which provides direct links to Ipswich and onward connections to London Liverpool Street. The beautiful Suffolk Heritage Coast, including the ever-popular destinations of Southwold and Walberswick, is also within comfortable driving distance.

Internally, the house offers well-balanced and versatile accommodation. A welcoming entrance hall provides space for coats and shoes and leads to a useful ground floor cloakroom. The principal dual-aspect sitting room is a particularly generous reception space, centred around a fireplace and flowing seamlessly into the conservatory. Overlooking the south-facing rear garden, this light-filled room enjoys a lovely sense of privacy, with no properties directly behind and a backdrop of mature trees.

The kitchen/breakfast room is well equipped with an integrated oven and grill, gas hob and space for further appliances and a table for 4, and is complemented by an adjoining dining room – currently arranged as a snug – offering flexibility to suit modern family life. The layout provides an easy, natural flow between the reception spaces, ideal for both everyday living and entertaining.

Upstairs, there are four bedrooms, all of comfortable proportions. The principal bedroom benefits from fitted storage and a pleasant outlook to the front, while the remaining bedrooms offer flexibility for family, guests or home working. A family bathroom with shower over bath and an airing cupboard completes the first floor.

Outside, the south-facing rear garden enjoys a high degree of privacy and presents a wonderful opportunity for keen gardeners or those wishing to create a more landscaped setting. The conservatory provides an ideal vantage point from which to enjoy the garden throughout the seasons.

Altogether, 7 The Paddocks combines space, privacy and practicality in a well-regarded residential area, perfectly positioned to take advantage of Halesworth's amenities, rail connections and proximity to the Suffolk coast.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band D

EPC Rating C



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TOTAL FLOOR AREA - 1286 sq.ft. (119.5 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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