

Creekside Quay  
Street  
Halesworth  
IP19 8ET







# Creekside Quay Street

## Guide Price £850,000

### The spacious energy efficient home on 1.2 acres...

Creekside is an impressive detached family home, beautifully positioned along Quay Street in the thriving market town of Halesworth. Set well back from the road and approached via a long, tree-lined private driveway, the property enjoys a wonderful sense of privacy whilst remaining within easy reach of everyday amenities. Both the railway station and the town centre are approximately a five to ten minute walk away, offering exceptional convenience for commuters and families alike.

Occupying a superb plot of around 1.2 acres, the house is surrounded by mature, landscaped gardens that extend to a stream at the foot of the grounds. Beyond lies the Millennium Walk and Green, providing direct access to picturesque countryside routes stretching towards Southwold and the Suffolk Heritage Coast. The coast itself is just a short drive away, making this a rare opportunity to enjoy town, country and coastline from one location.

Internally, the property offers spacious and versatile accommodation extending to five/six bedrooms. A welcoming entrance hall leads to a superb sitting room spanning the depth of the house, featuring a multi-fuel burner and sliding doors opening onto a decked terrace overlooking the garden. The kitchen/breakfast room is generously proportioned with a central island and direct garden access, complemented by a separate formal dining room ideal for entertaining. A utility room, ground floor cloakroom and a flexible study — equally suited as a sixth bedroom — enhance the practicality of the layout.

Upstairs, five well-proportioned bedrooms are arranged around a generous landing. The principal bedroom benefits from fitted storage and an en-suite bathroom, while a second bedroom also enjoys its own en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, with excellent built-in storage throughout.

Outside, the grounds are a standout feature. Expansive lawns are interspersed with mature trees and established planting, creating a private and picturesque setting. A nature pond sits at the far end of the garden, enhancing the sense of tranquillity. The extensive driveway provides parking for numerous vehicles, boats or recreational equipment, and there is a double garage with power and an electric vehicle charging point.

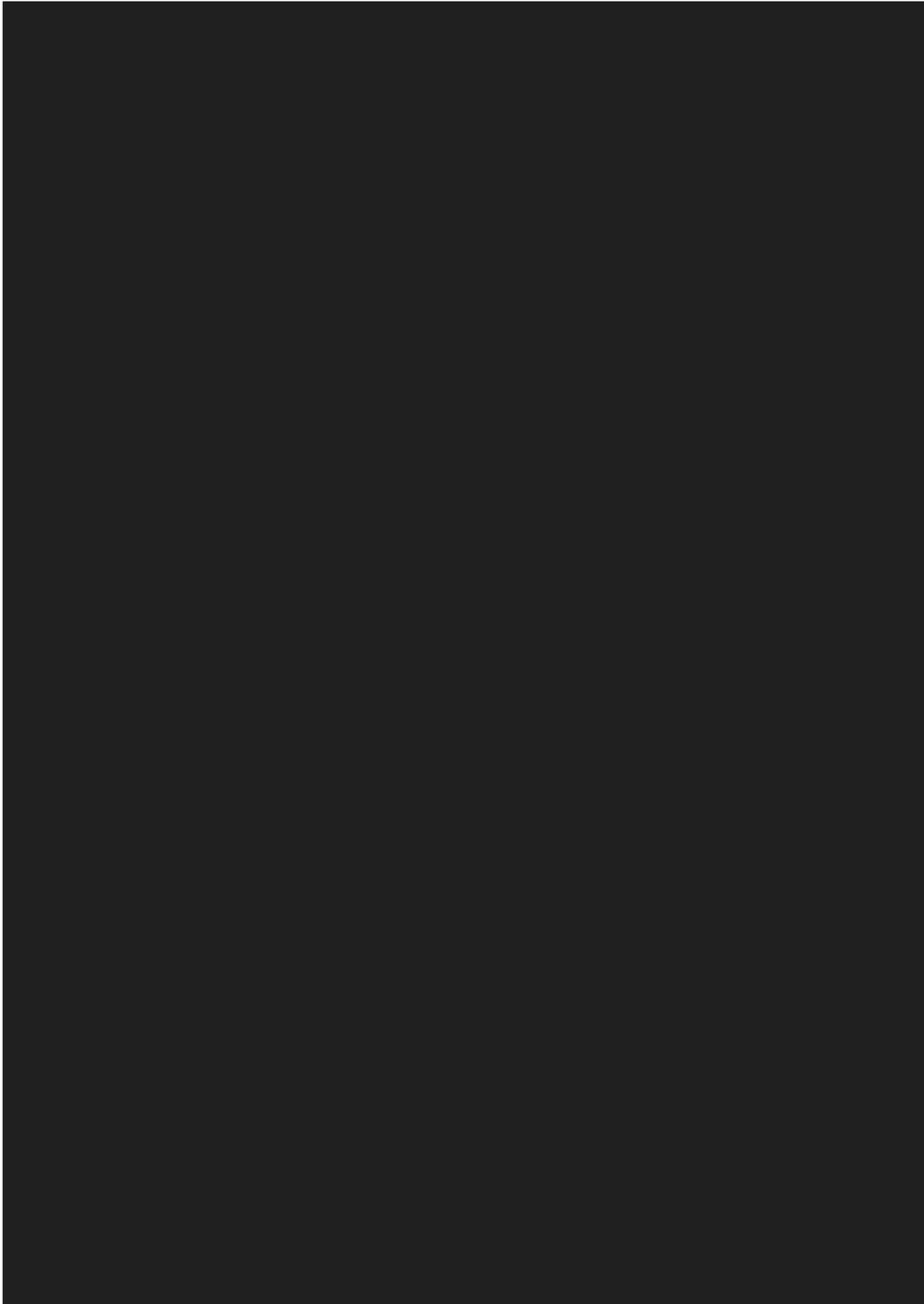
The property further benefits from 16 solar panels installed on the rear roof, contributing to its excellent energy efficiency, reflected in its impressive EPC rating of 87 (B).

Creekside represents a rare blend of substantial accommodation, extensive grounds and a highly convenient setting — all within easy walking distance of Halesworth's independent shops, cafés and amenities, with rail links connecting to Ipswich and onward to London. A truly special Suffolk home.

### Agents notes...

A pre-recorded walkaround tour is available for this property





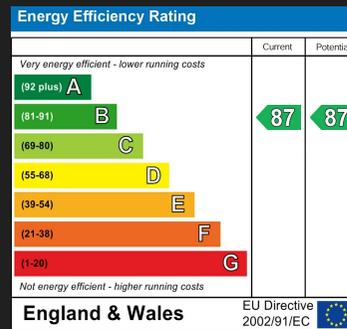
Local Authority  
East Suffolk

Council Tax Band  
G

Directions



TOTAL FLOOR AREA: 2915 sq.ft. (270.8 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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