8 Oak Way

Halesworth

IP19 8EB









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STARKWAY





8 Oak Way

Guide Price £230,000

Semi-detached bungalow with masses of potential...
Set within a peaceful residential area of Halesworth, 8 Oak Way is a well-proportioned two-bedroom bungalow offering comfortable single-storey living, a private rear garden, garage and parking, together with excellent scope for a new owner to update and personalise the accommodation to their own taste.

The property enjoys a particularly quiet position on Oak Way while remaining conveniently placed for the centre of Halesworth, which is approximately a 15-minute walk away or just a few minutes by car. A pathway leads through the front garden to the entrance porch, providing a useful space for coats and footwear before continuing into the main hallway.

To the front of the bungalow is a generously sized sitting room, where a broad window allows plenty of natural light into the room and a gas fire provides a focal point. Also overlooking the front is one of the two bedrooms, a comfortable double room with ample space for bedroom furniture.

The principal bedroom sits to the rear and is another excellent double, comfortably accommodating a king-size bed while enjoying an outlook across the garden. Further storage is provided by a useful airing cupboard within the hallway.

The bathroom is also positioned towards the rear of the property and currently comprises a bath with shower over, WC and wash basin. While the home would benefit from some updating in places, the proportions and layout provide an excellent starting point for anyone looking to create a home to suit their own style.

The kitchen offers space for the usual appliances, including a cooker, washing machine and fridge freezer, alongside useful built-in pantry-style storage. It opens directly into a separate dining area, creating a sociable arrangement with a large window overlooking the rear garden and a door leading outside. There is considerable potential here to further enhance the connection between the house and garden, perhaps with wider glazed or French doors, subject to any necessary consents.

Beyond the kitchen is an additional boot room/garden room with a glazed roof, providing valuable everyday storage and access both to the garden and towards the garage. This versatile area could lend itself to a variety of future uses depending upon individual requirements.

Outside, the rear garden is a real feature of the property. Mature planting and established boundaries create a notably private setting, with the bungalow not directly overlooked from the rear. A paved terrace immediately behind the house provides space for outdoor seating and entertaining, while the garden continues to a lawned area beyond. With some general landscaping, there is excellent potential to make even greater use of the available space. A garden shed provides additional storage.

To the side is a single garage with parking for one car immediately ahead, complemented by further on-street parking within Oak Way. A useful area between the garage and bungalow also provides discreet storage for bins and garden equipment.

Halesworth itself is a popular Suffolk market town offering an excellent range of everyday amenities, including independent shops, cafés and places to eat, supermarkets, schooling and medical facilities. The town also benefits from its own railway station, providing useful connections towards Ipswich and onward services, while the surrounding countryside offers numerous opportunities for walking and enjoying the rural Suffolk landscape.

For families, local schooling is readily accessible, while the presence of doctors and other day-to-day services within Halesworth adds to the convenience of the location. The town is also particularly well placed for exploring the Suffolk Heritage Coast, with the ever-popular seaside town of Southwold, together with Walberswick and the surrounding coastal villages, within easy driving distance.

Combining a peaceful setting with easy access to the town centre, generous room sizes, two double bedrooms, a garage and an unexpectedly private garden, 8 Oak Way represents an appealing opportunity for buyers seeking a bungalow they can enjoy immediately whilst also having the scope to make their own mark.

Agents notes...
A pre-recorded walkaround tour is available for this property



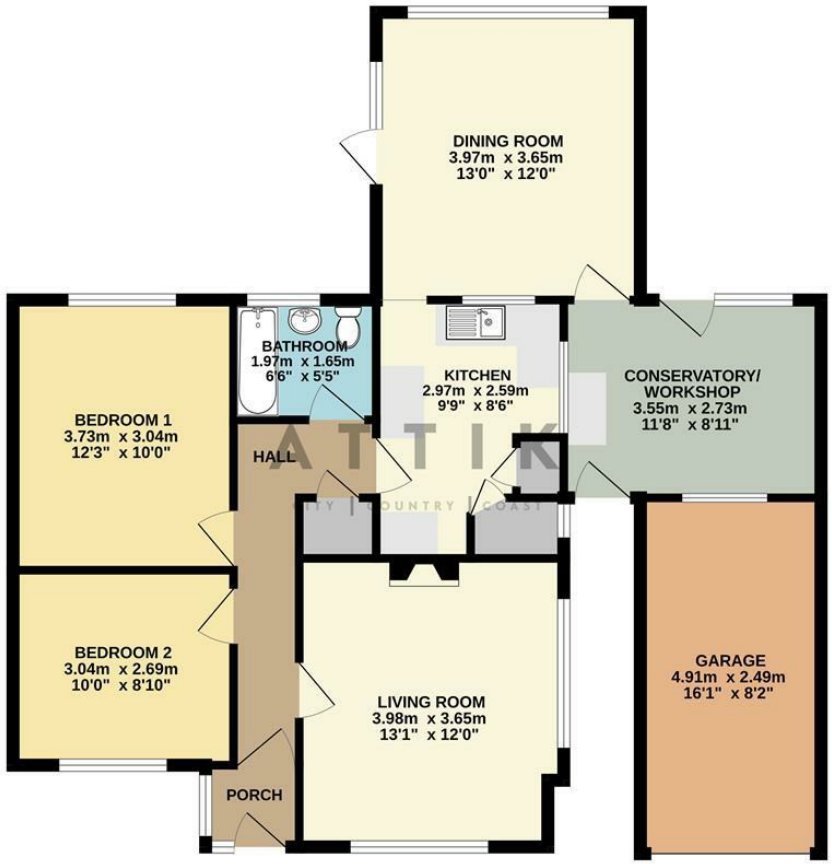








GROUND FLOOR
90.3 sq.m. (972 sq.ft.) approx.



TOTAL FLOOR AREA : 90.3 sq.m. (972 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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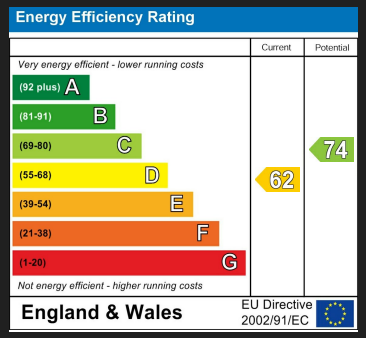
Local Authority

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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