



34 London Road, Halesworth

Halesworth



Minors & Brady

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Halesworth

Positioned within the popular market town of Halesworth, this detached bungalow offers a comfortable and well-rounded lifestyle with the flexibility to adapt as your needs change. Light-filled living spaces flow easily through the home, supported by recent improvements that make it ready to move straight into, while still allowing scope to renovate or extend thanks to previously approved planning permission. Outside, a private garden and generous off-road parking add to the sense of ease, and with shops, cafés, health facilities and the train station all close at hand, everyday life is both convenient and well connected.

- Detached bungalow positioned in the market town of Halesworth
- Potential to renovate or extend, with planning permission previously approved
- Spacious sitting room with a large front-facing window that draws in the natural light, inviting relaxation and entertaining
- Arched opening into the recently installed kitchen, equipped with quality cabinetry, an integrated oven and an under-counter area for your appliance
- A light-filled conservatory that extends the reception space, creating the perfect utility room if preferred
- Two double bedrooms offering comfort and privacy, along with a family bathroom comprising of a contemporary three-piece suite
- A large, private garden featuring a laid to lawn, a patio for seating arrangements and two timber storage sheds, with tall hedging for seclusion
- Boiler only a year old and brand-new flooring throughout
- A driveway providing off-road parking for multiple vehicles
- Moments away from a wide range of amenities found within the town centre, including shops, cafe's, health facilities and a train station

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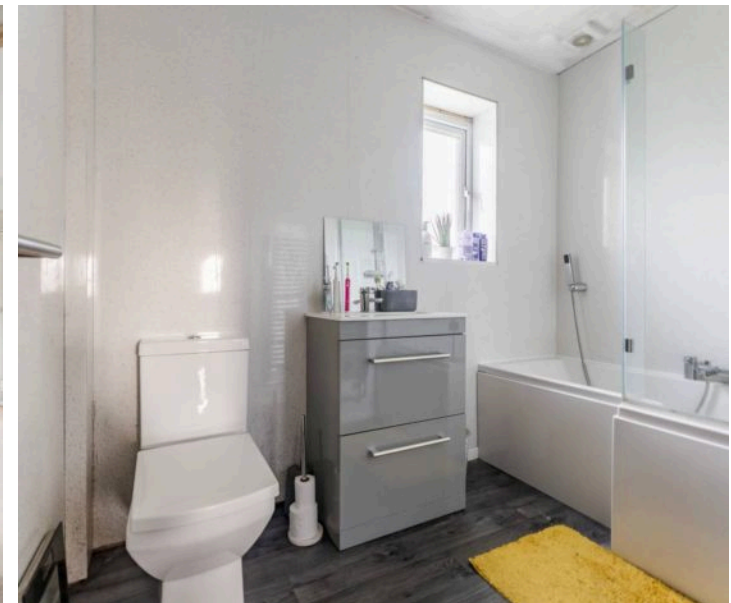
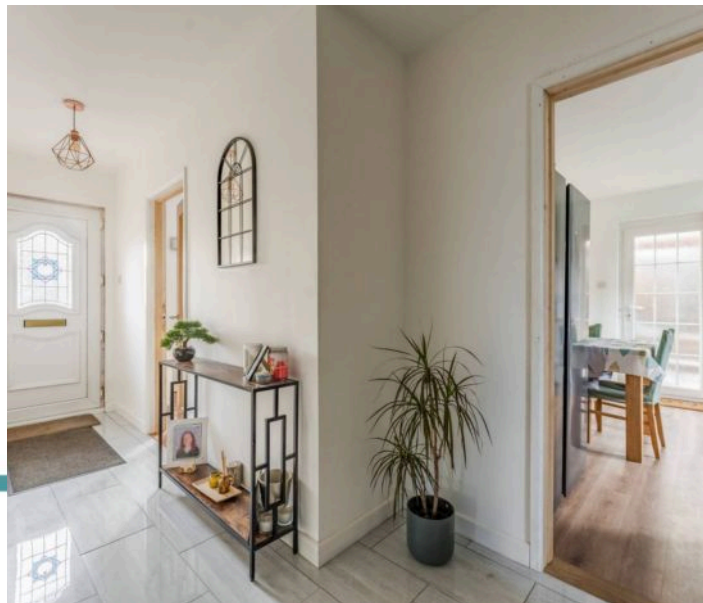
Location

London Road runs along the southern edge of Halesworth, a traditional market town in Suffolk. Its location provides easy access to the town centre, which is just a short walk or cycle away, where independent shops, cafés, and essential services are concentrated around the Market Place and Thoroughfare. Residents can find local convenience stores, a pharmacy, and a range of small eateries within minutes.

For families, Edgar Sewter Community Primary School is the closest primary school, while secondary education options are accessed in nearby towns such as Bungay High School or Sir John Leman High School, making the area suitable for households with children of all ages.

Transport links are practical: Halesworth railway station is within walking distance from London Road, providing regular services to Ipswich and Norwich, and local bus services connect to surrounding villages and towns. For drivers, the town is well connected via the A144, linking to the A12 and wider East Suffolk.

The lifestyle on London Road combines the quiet of a residential street with the convenience of proximity to shops, schools, and transport. The market town atmosphere, with its weekly market and independent businesses, supports a strong sense of local community, while countryside walks and nearby riverside areas offer outdoor recreational opportunities.



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Positioned within the popular market town of Halesworth, this detached bungalow offers a comfortable home with scope to adapt and enhance over time. Previously granted planning permission provides the option to renovate or extend, making it well suited to those looking for a property that can grow with them.

A storm porch opens into a bright and welcoming entrance hall, setting the tone for the light-filled accommodation throughout. The sitting room is a generous space, centred around a large front-facing window that brings in plenty of natural light and works equally well for everyday living or hosting friends and family. An arched opening leads through to the recently installed kitchen, fitted with quality cabinetry, an integrated oven and space beneath the counter for your chosen appliance.

To the rear, a conservatory extends the living space and offers flexibility depending on your needs, whether used as an additional sitting area, dining space or converted into a practical utility room. The bungalow features two well-proportioned double bedrooms, both offering a sense of privacy, along with a family bathroom finished with a modern three-piece suite.



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Outside, the large and private garden is mainly laid to lawn, with a patio area ideal for outdoor seating and entertaining. Tall hedging provides a good level of seclusion, while two timber storage sheds add useful practicality. A driveway to the front offers off-road parking for multiple vehicles.

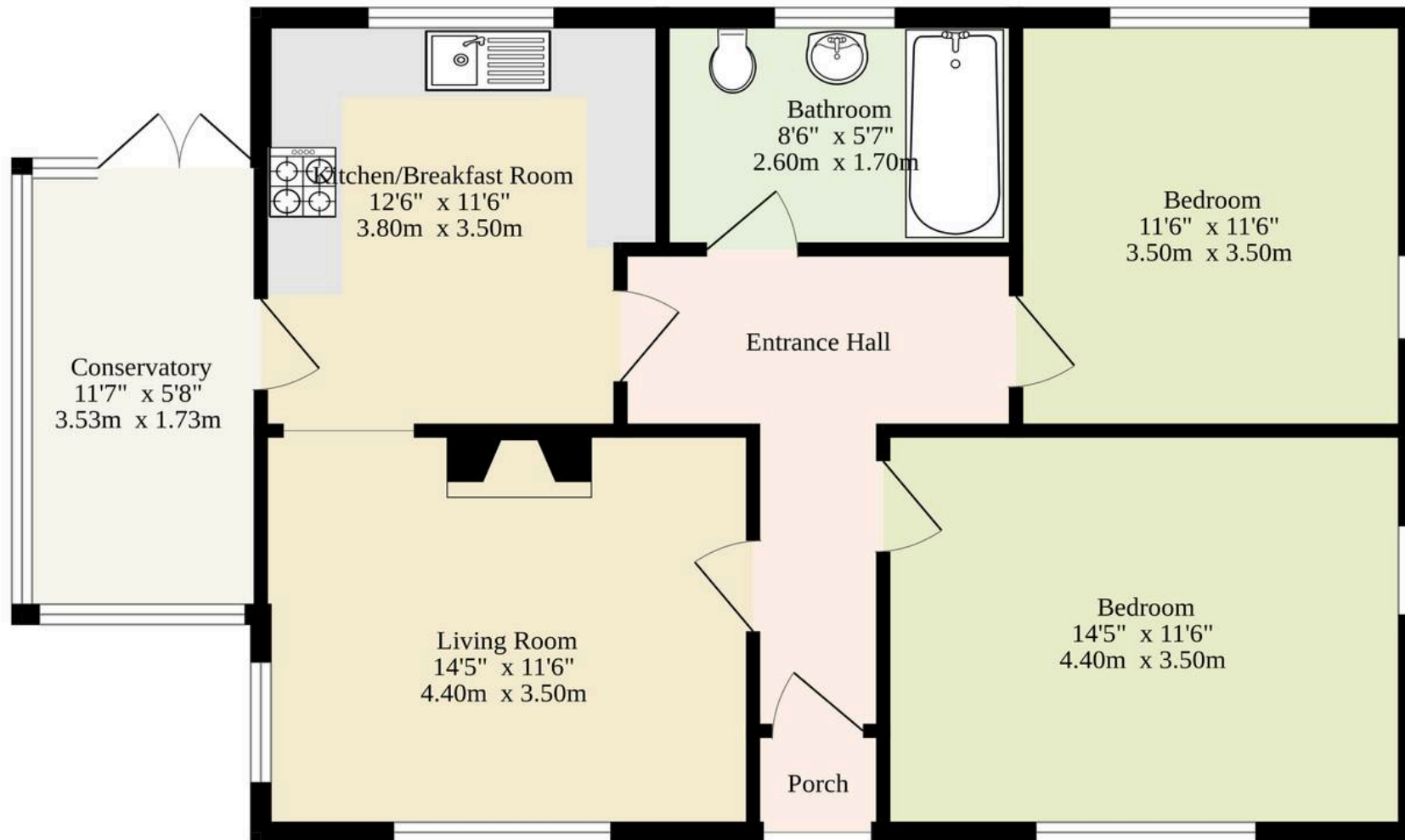
The property benefits from a boiler installed just a year ago and brand-new flooring throughout, allowing a new owner to move straight in with confidence. Conveniently located just moments from Halesworth town centre, a wide range of amenities are close at hand, including shops, cafés, health facilities and the train station, making day-to-day life easy and well connected.

Agents Note

Freehold



Ground Floor
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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