



Halesworth,

Guide Price £285,000

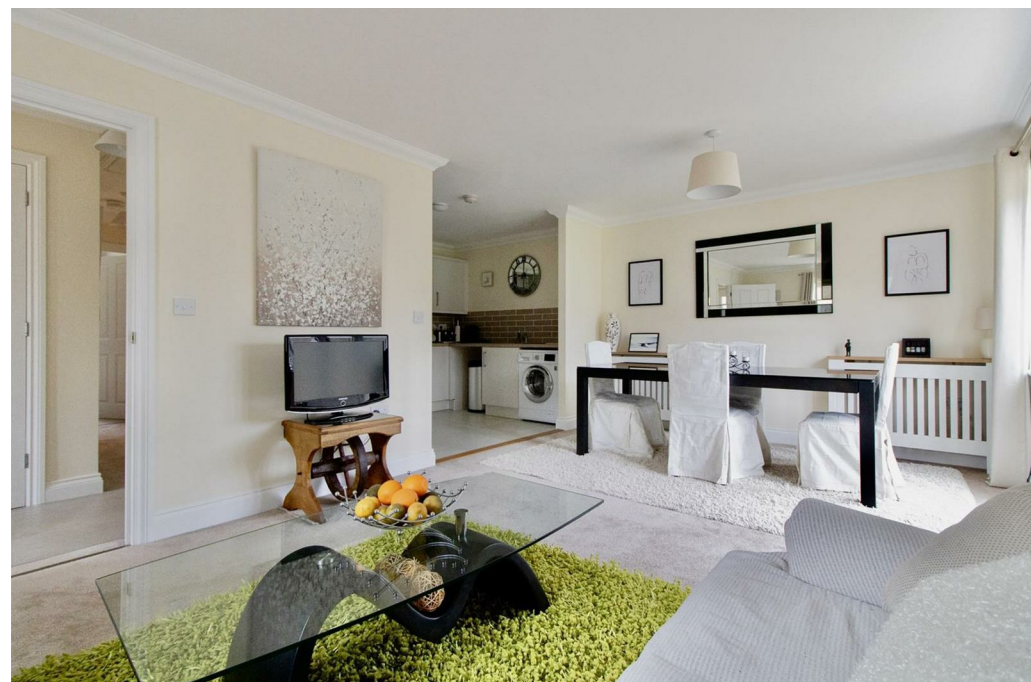
- Offers in Excess of £285,000
- Enclosed Rear Garden - Low Maintenance
- Modern Family Bathroom
- Two Double Bedrooms
- Driveway and Garage (With Remote-Controlled Up & Over Door)
- EPC - B
- As New Neff Appliances
- Hopkins Built (Balance of NHBC Warranty Available)

Stead Drive, Halesworth

Halesworth is a picturesque market town located in the heart of Suffolk, offering a perfect blend of rural charm and modern conveniences. Surrounded by stunning countryside, the town is known for its beautiful historical buildings, vibrant high street, and a range of local amenities including independent shops, cafes, and restaurants. Halesworth boasts excellent transport links, with a train station providing direct access to London and the nearby coastal areas, making it an ideal location for both commuters and those seeking a peaceful lifestyle. The town also offers a range of outdoor activities, with nearby nature reserves, scenic walks, and cycling routes for those who enjoy exploring the countryside. With its welcoming community and tranquil surroundings, Halesworth is a wonderful place to call home.



Council Tax Band: C



DESCRIPTION

Nestled in the desirable town of Halesworth, this two-bedroom semi-detached bungalow offers contemporary living in pristine condition. As you step inside the welcoming entrance hall providing handy storage for coats and shoes, keeping the space neat and organized. Featuring two spacious double bedrooms with one currently being doubled up as office space, and a modern bathroom equipped with a shower over the bath which perfectly combines style and practicality. The heart of the home is the open-plan living area, where the sitting room, dining area, and kitchen flow seamlessly. The kitchen is a standout feature, boasting a sleek, modern design equipped with as new, high-quality Neff appliances that have never been used. It offers an ideal space for both everyday cooking and entertaining, with plenty of room for preparing meals in style. This bungalow offers a rare blend of modern living, elegance, and convenience, all in an immaculate and move-in-ready condition, making it the perfect place to call home.

OUTSIDE

The exterior of the property is just as impressive, featuring a private driveway and a spacious garage with electrically operated up and over door with remote controls, providing ample off-road parking for multiple vehicles and additional storage. The low-maintenance rear garden is thoughtfully designed for ease of upkeep while still offering a charming outdoor space to enjoy. Whether you're looking to relax in the sun or host a gathering, the garden offers the perfect setting. With minimal effort required to maintain it, you can spend more time enjoying the space rather than working on it. The garden is a versatile area, ideal for outdoor dining, gardening enthusiasts (with four raised bed vegetable planters), or simply unwinding in a tranquil environment.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, water, electricity and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref: 20745/JD.

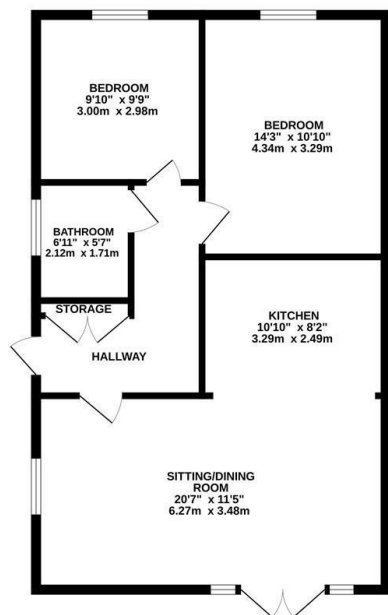
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

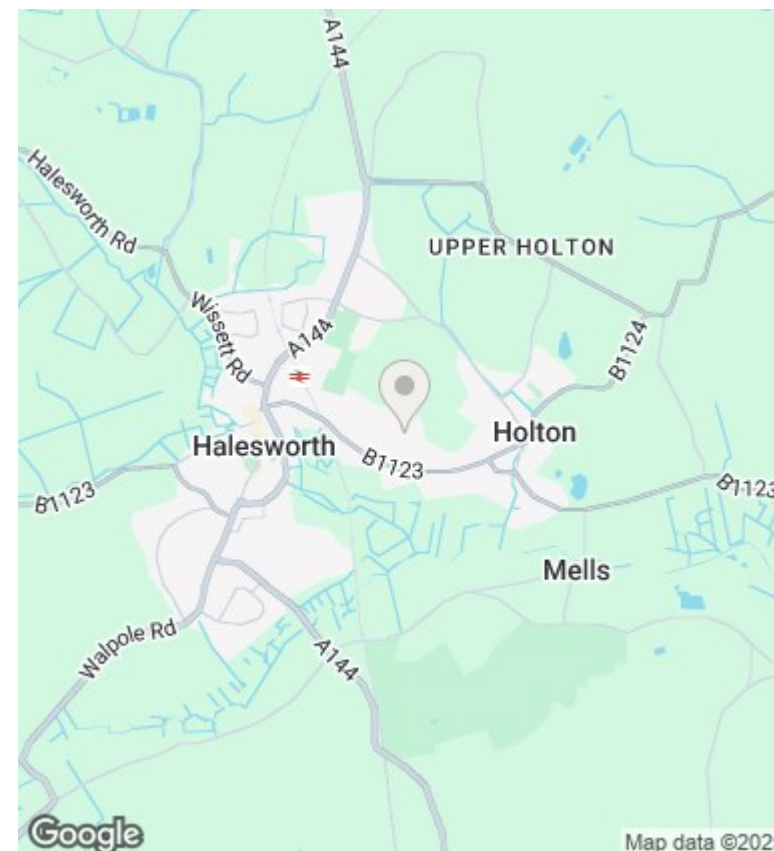




GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 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 misstatement. 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 is given as to their operability or efficiency on the plans.
Made with Netplan 12/2021



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com