



Halesworth, Suffolk

Guide Price £485,000

- Executive Four Bedroom Detached Home
- Large Corner Plot
- VENDOR HAS FOUND - END OF CHAIN
- Contemporary Kitchen with Central Island & Utility Room
- Driveway and Garage to Side
- Extended To The Rear with Large Glass Panels and Patio Doors
- Set within Suffolk Market Town with Convenient Links

Palfrey Place, Halesworth

Halesworth is a charming market town in Suffolk, known for its welcoming community and rich history. Nestled on the edge of the Suffolk countryside, it offers a delightful mix of independent shops, cafes, and local amenities, alongside well-regarded schools and leisure facilities. The town is ideally situated for outdoor enthusiasts, with easy access to scenic walks and the beautiful nearby beaches, including the popular seaside town of Southwold. Commuters also benefit from excellent connectivity, with straightforward access to the A12 linking to the wider region as well as the train station with accessible commuting to London. Combining small-town charm with modern convenience, Halesworth provides a perfect balance of relaxed living and accessibility.



Council Tax Band: E



DESCRIPTION

Situated in the picturesque and award winning market town of Halesworth, this immaculately presented four bedroom detached property offers the rare opportunity to own a former show home in an ideal location. Presented within walking distance to both the train station (with easy access links to London), the Halesworth town centre and with a short drive to Southwold, this stunning property is one to not be missed. Entered via the hallway, the luxury Kitchen-Diner has been completed with beautifully fitted modern units and a central island which doubles up as a breakfast bar. The downstairs also benefits from underfloor heating throughout. The kitchen is fitted with Neff integrated appliances which are all included with the property, such as a fridge freezer, double oven and induction hob. Connected off the kitchen, a surprisingly spacious utility room offers space for a washing machine, tumble dryer and sink. This is also where you will find the downstairs W/C. To the right of the hallway, the bright and spacious sitting room is fitted with French doors, overlooking the beautifully kept garden and allowing an abundance of natural light into the room. Leading out from the doors is a good sized patio which would suit outside dining in summer months. All four bedrooms are neutral, comfortable sized with the master featuring a fitted wardrobe and a modern ensuite. All fitted Hillary's blinds will be included with the property. The family bathroom is also completed to a very high standard and offers contemporary fittings and fixtures, a bath and a heated towel rail. Situated at the rear of the property, the multi-purpose garden room has a tiled roof and lovely views of the garden through the glass double doors. This welcoming space would be great for all kinds of use whether that be for an additional reception room, garden room or a work from home office. The front of the property boasts a brick weave driveway with off-road parking, leading to a single garage and a front garden with an immaculate lawn while the enclosed rear garden offers a private and peaceful space to enjoy throughout the year. Finished to an outstanding standard throughout and occupying a highly desirable location, this superb family home offers spacious, versatile accommodation that is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

LIVING AREA

The living accommodation has been thoughtfully designed to offer both comfort and versatility. The spacious sitting room provides a welcoming environment for everyday living, with an abundance of natural light creating a bright and inviting atmosphere. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces and making it ideal for relaxing or entertaining throughout the year. Complementing the main sitting room is a generous dining room that offers exceptional flexibility. While perfectly suited for formal dining and family gatherings, this adaptable space could equally be utilised as a second sitting room, additional

living area or impressive sun room. Featuring large glazed windows and patio doors overlooking the beautifully maintained rear garden, the room is bathed in natural light and provides a wonderful setting to enjoy the garden views in every season.

KITCHEN

The beautifully appointed kitchen has been thoughtfully designed to combine style with practicality, creating the true heart of the home. Fitted with an attractive range of contemporary wall and base units, generous worktop space and a central island that doubles as a breakfast bar, it offers the perfect setting for both everyday family life and entertaining guests. Underfloor heating provides additional comfort throughout the space, while a comprehensive range of integrated Neff appliances, including a fridge freezer, double oven and induction hob, are all included in the sale. Adjoining the kitchen is a spacious utility room, providing additional storage and dedicated space for a washing machine, tumble dryer and sink, helping to keep the main kitchen clutter-free. The utility room also provides access to the convenient ground floor cloakroom, enhancing the practicality of this well-designed family home.

BEDROOMS

The first floor offers four generously proportioned bedrooms, all beautifully presented in neutral décor, providing comfortable and versatile accommodation for families and guests alike. The principal bedroom enjoys the added luxury of fitted wardrobes and a stylish en-suite shower room, creating a private and relaxing retreat. The remaining bedrooms are all well-sized, each offering ample space for a range of furniture and individual lifestyles, whether used as children's rooms, guest accommodation or a home office. All fitted Hillarys blinds are included with the property, adding both style and practicality throughout.

BATHROOMS

The property benefits from well-appointed bathroom facilities, thoughtfully designed to combine contemporary style with everyday practicality. The principal bedroom is complemented by a modern en-suite shower room, finished with quality fittings to provide a private and convenient space. Serving the remaining bedrooms is a stylish family bathroom, beautifully presented with contemporary fixtures and fittings, a panelled bath and a heated towel rail, creating a comfortable space for both family living and guests. Completing the accommodation is a conveniently located ground floor W.C., accessed via the utility room, providing additional practicality for day-to-day living and visitors alike.

OUTSIDE & GARAGE

Externally, the property is equally impressive, enjoying beautifully maintained gardens and excellent parking facilities. To the front, an attractive brick-weave driveway provides ample off-road parking and leads to a single garage, while the immaculate

front lawn enhances the home's superb kerb appeal. The enclosed rear garden has been lovingly maintained and offers a private and peaceful setting to relax and entertain. A generous patio adjoins the property, creating the perfect space for al fresco dining and enjoying the warmer months. Completing the outdoor space is the versatile garden room, featuring a tiled roof and glazed double doors overlooking the garden, making it ideal as a home office, additional reception room, studio or tranquil garden retreat.

VIEWING ARRANGEMENTS

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

Email: beccles@flickandson.co.uk

Tel: 01502 442889

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.

TENURE

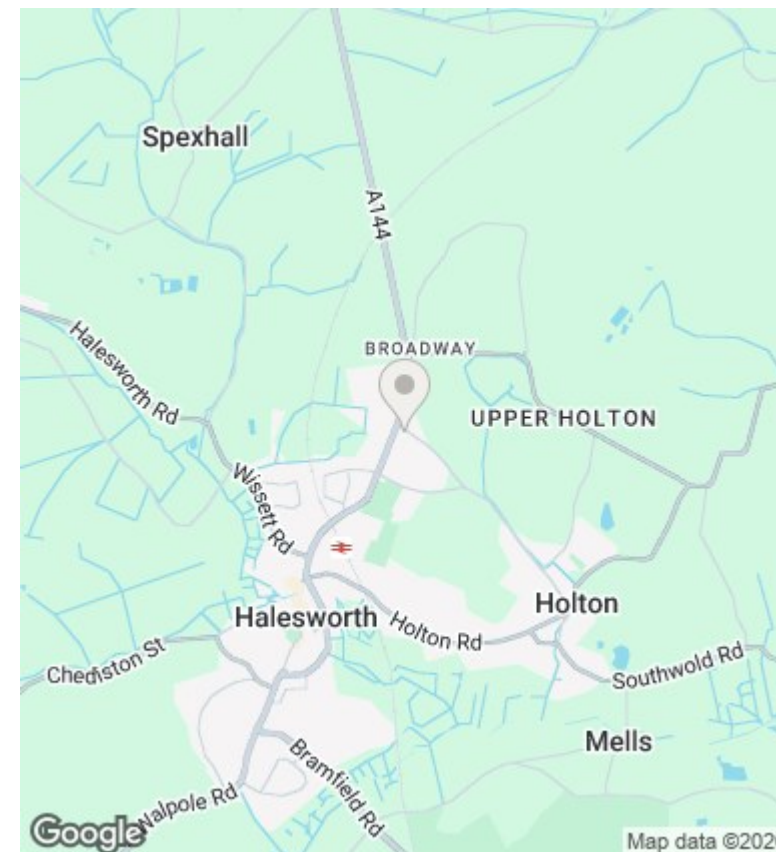
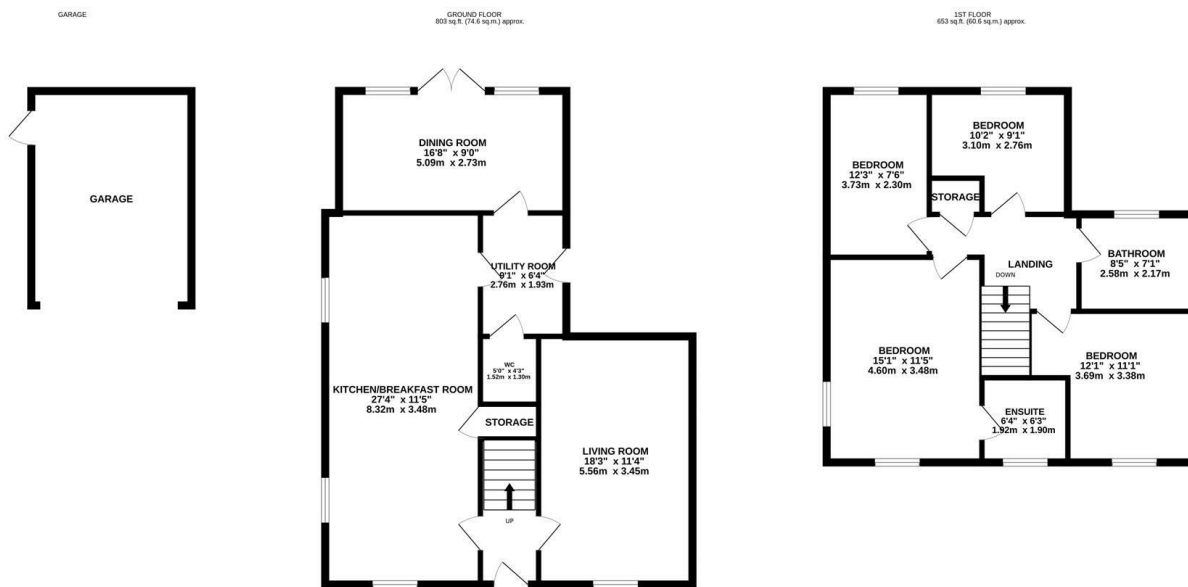
Freehold

OUTGOINGS

Council Tax Band E







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		
(81-91) B		
(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