



Halesworth, Suffolk

Guide Price £205,000

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- Family Bathroom with Three Piece Suite
- Substantial Rear Garden with Lawn and Patio
- Semi-Detached Bungalow Set in The Heart of Halesworth
- Kitchen with Opportunity for Updating
- NO ONWARD CHAIN
- Two Double Bedrooms
- Large Driveway with Ample Parking and Garage

Beddingfield Crescent, 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. Combining small-town charm with modern convenience, Halesworth provides a perfect balance of relaxed living and accessibility.



Council Tax Band: B



DESCRIPTION

Nestled just a short distance from the charming market town of Halesworth, this delightful two-bedroom bungalow offers comfortable living with plenty of potential to make it your own. The property features two well-proportioned double bedrooms, a bright and spacious living room filled with natural light from dual-aspect windows, a kitchen with scope to be transformed into a well-equipped space, and a family bathroom. Outside, a large driveway to the side provides generous off-road parking and leads to a single garage, while to the rear lies a substantial garden mainly laid to lawn with attractive shrubbery, established flower beds, and a pleasant patio area perfect for outdoor dining and entertaining. With its peaceful setting and convenient location close to Halesworth's amenities, this bungalow represents an excellent opportunity for those seeking a comfortable home with space to grow and enjoy.

LIVING AREA

The living room is a bright and spacious area, designed to be the heart of the home. Dual-aspect windows flood the space with natural light throughout the day, creating a warm and welcoming atmosphere. Generous in size, the room offers ample space for both relaxing and entertaining, with plenty of potential to arrange comfortable seating and a dining area if desired. Its versatile layout makes it an ideal space for family living or for enjoying quiet evenings at home.

KITCHEN

The kitchen offers a practical layout with plenty of potential to be transformed into a modern and well-equipped space, it provides an excellent opportunity for new owners to design and create a kitchen that perfectly suits their needs and style. With thoughtful updating, this room could become a functional and attractive hub of the home, complementing the property's generous living spaces and bright, welcoming atmosphere

BEDROOMS

This bungalow offers two generously sized double bedrooms, each providing a comfortable and versatile space ideal for relaxation. Both rooms benefit from ample natural light, creating a warm and inviting atmosphere. The bedrooms offer plenty of scope for fitted or freestanding furniture, making them perfectly suited for use as peaceful retreats, guest rooms, or even a home office if desired. Their well-proportioned layout complements the property's overall sense of space and comfort.

BATHROOM

The family bathroom features a traditional three-piece suite, including a shower, wash basin, and WC. While perfectly serviceable, the space would benefit from some modernisation, offering an excellent opportunity for new owners to update it to their personal taste. With thoughtful refurbishment, the bathroom could be transformed into a stylish and comfortable space to complement the rest of the home.

OUTSIDE

Outside, the property enjoys generous and well-maintained grounds that enhance its appeal. To the side, a large driveway provides ample off-road parking and leads to a single garage, offering both convenience and additional storage. The rear garden is a particular highlight, a substantial space mainly laid to lawn, bordered by mature shrubbery and colourful flower beds that create a pleasant and private setting. A paved patio area provides the perfect spot for outdoor dining, entertaining, or simply relaxing while enjoying the peaceful surroundings. This impressive outdoor space offers plenty of potential for gardening enthusiasts or those seeking a tranquil retreat.

TENURE

Freehold

SERVICES

Mains gas, electricity, water and drainage

OUTGOINGS

Council Tax Band B

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

REF: JD/20944

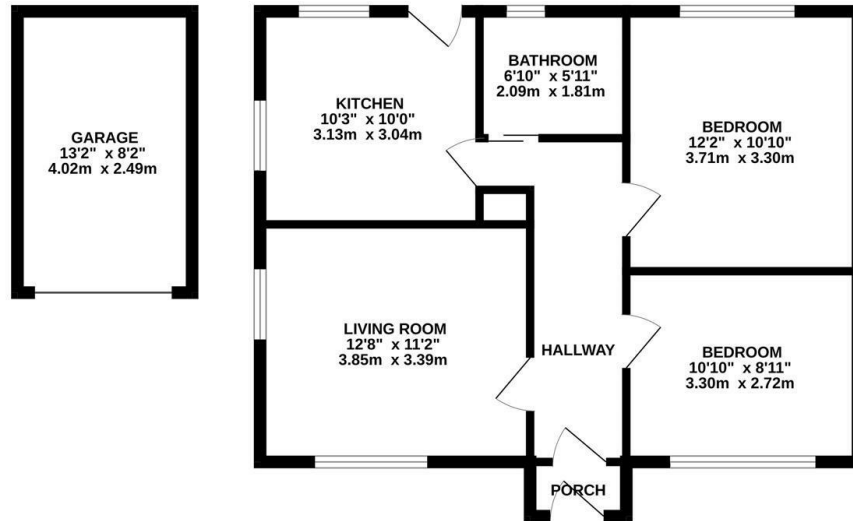
FIXTURES & FITTINGS

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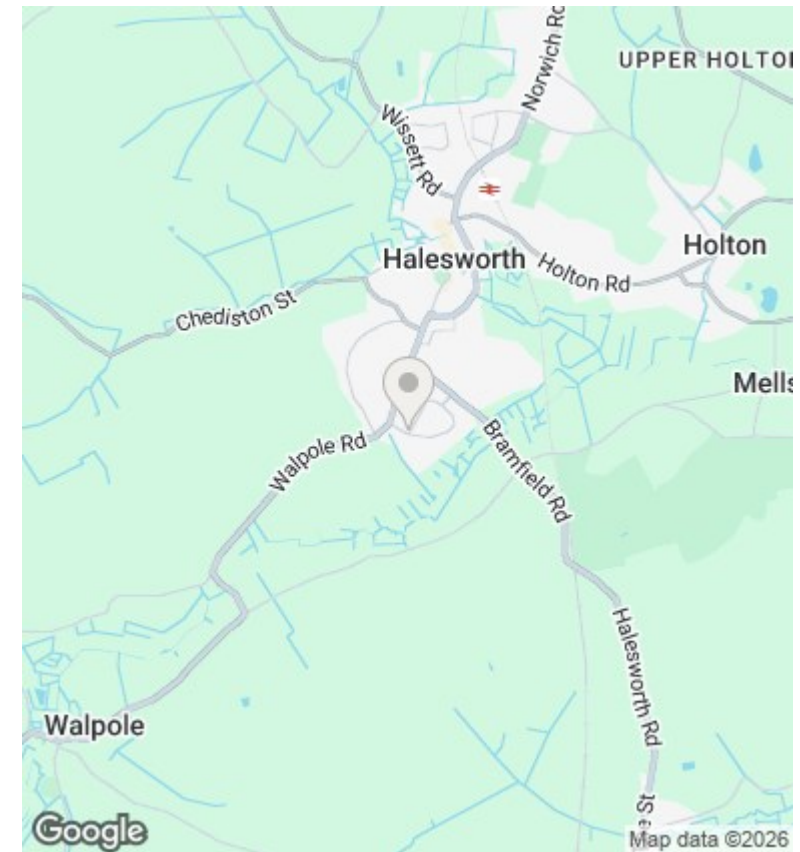




GROUND FLOOR 709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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 | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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