



## Halesworth, Suffolk

Guide Price £260,000

- £260,000-£270,000 Guide Price
- Fully Enclosed Rear Garden
- Family Bathroom with Three Piece Suite
- Three Bedrooms
- Living Room with Bay Window
- Off Road Parking Via Driveway and Garage
- Semi Detached Home on Corner Plot



# The Paddocks, Halesworth

Halesworth is a picturesque market town in north-eastern Suffolk, England, situated approximately 15 miles southwest of Lowestoft and 9 miles inland from the Suffolk Heritage Coast . With a history dating back over a thousand years, it received its market charter in 1223 from King Henry III . The town is renowned for its vibrant arts scene, featuring venues like The Cut Arts Centre, which hosts music, theatre, dance, and exhibitions . Halesworth also boasts the largest Millennium Green in England, offering 44 acres of open space for walking and wildlife observation . The town's pedestrianised Thoroughfare is lined with independent shops, cafes, and historic buildings, reflecting its rich heritage . Regular events such as the Day of Dance, Scarecrow Festival, and a weekly outdoor market contribute to the town's lively community atmosphere . Accessible by road and rail, Halesworth offers a unique blend of cultural vibrancy and rural charm, making it an appealing destination for visitors and residents alike



Council Tax Band: C



## DESCRIPTION

An immaculate and spacious three-bedroom semi-detached family home, perfectly positioned on a generous corner plot just a short stroll from Halesworth town centre. Entering into a bright living room framed by a charming square bay window which opens through to the stylish fitted kitchen/diner, complete with integrated double oven and gas hob, flowing effortlessly into a dining area beside patio doors that open onto the rear garden, perfect for indoor-outdoor living. Upstairs, you'll discover three bedrooms, served by a beautifully tiled family bathroom featuring an electric shower over the bath, basin, WC, and clever fitted storage. Outside, an attractive lawned front garden welcomes you home, while to the side, a driveway provides space for two cars alongside a single garage. The fully enclosed rear garden is a highlight, boasting decking areas at both ends, a lush lawn, and a mature shrub border. Additionally, a handy storage space behind the garages, complete with a shed, offers the perfect spot for garden tools and bins. This home balances comfort, style, and practicality, ideal for families seeking a move-in-ready property with ample outdoor space in a desirable, central location.

## LIVING AREA

The living room offers a naturally bright and inviting space, thanks to its prominent square bay window flooding the room with daylight. With a clean, open layout, it easily accommodates a comfortable seating area and entertainment setup, ideal for both family time and relaxed evenings. Neutral tones and minimal furnishings help maintain a calm, uncluttered atmosphere, allowing the bay window's charm to shine through.

## KITCHEN

The kitchen/diner is a bright, practical hub designed with everyday family life in mind. Fitted with a double oven and gas hob, the kitchen offers a well-organised cooking area that flows easily into the dining space, ideal for quick breakfasts or relaxed evening meals.

With plenty of countertop space and clean sightlines, it invites ease of movement and conversation, while sliding patio doors usher natural light in and draw you out into the garden. Subtle finishing touches like a neat bowl of fruit or a small vase of herbs could enhance its friendly, lived-in feel. It combines modern convenience with casual charm.

## BEDROOMS

The home includes two double bedrooms, each featuring neutral walls and ample natural light, creating peaceful and functional spaces. Clean built-in storage keeps belongings neatly out of sight and contributes to a feeling of order. The third bedroom is versatile, it can serve as a small bedroom, office, or hobby room, depending on your needs. With minimal décor and uncluttered layout, all three bedrooms offer calm, breathable spaces ready for personalization.

## BATHROOM

The family bathroom is thoughtfully designed with clean, modern tiling and a crisp, neutral palette that creates a calm and spacious feel. It features an electric shower over the bath, along with a basin, WC, and built-in storage for toiletries.

## OUTSIDE

The outdoor areas offer a blend of practicality and charm, enhancing the home's appeal. The front features an attractive lawned garden, providing a welcoming first impression. A side driveway accommodates two cars, complemented by a single garage, ensuring ample off-road parking. To the rear, the fully enclosed garden is thoughtfully designed with decking areas at each end, a well-maintained lawn, and a mature shrub border, creating a serene setting for outdoor activities. Additionally, a convenient storage space behind the garages houses a shed and offers room for bins, maintaining the garden's tidy appearance. This outdoor space is ideal for families seeking a blend of functionality and relaxation.

## SERVICES

Mains electricity, gas, water and sewerage

## OUTGOINGS

Council Tax Band C

## TENURE

Freehold

## VIEWING ARRANGEMENTS

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

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

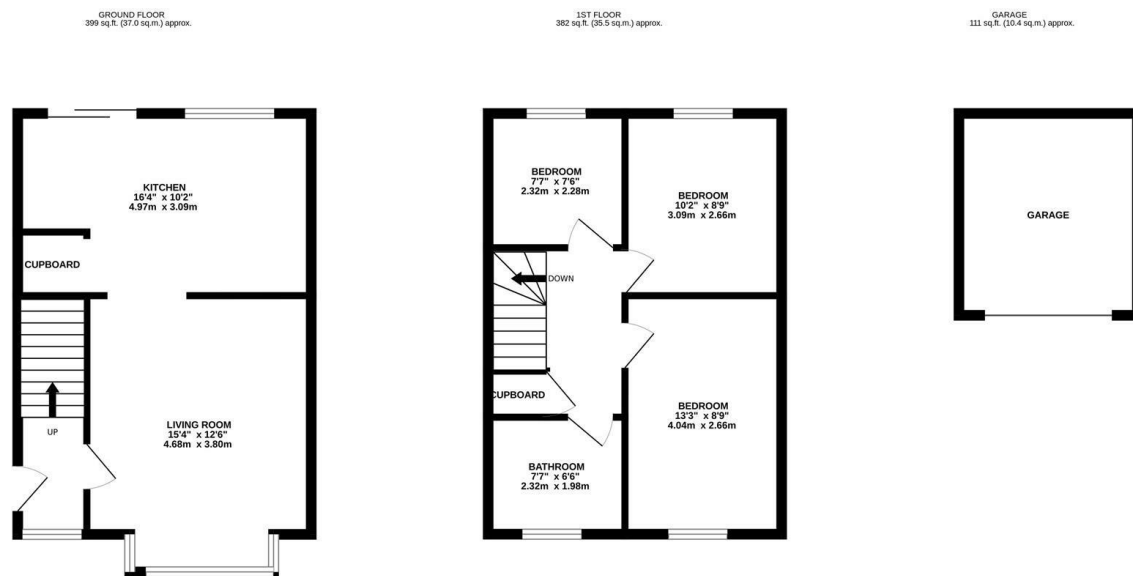
## FIXTURES AND FITTINGS

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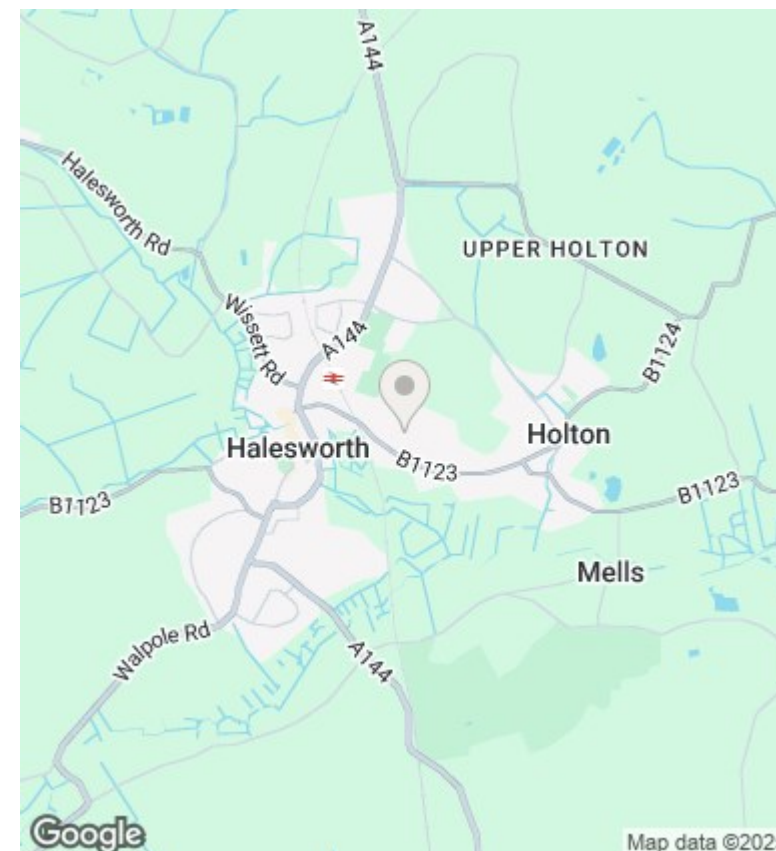






**TOTAL FLOOR AREA:** 892 sq.ft. (82.9 sq.m.) approx.

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, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)