



Halesworth, Suffolk

Guide Price £245,000

- £245,000 Guide Price
- Immaculate Modern Kitchen & Fittings
- Two Double Bedrooms
- Offered Chain Free
- Stylish Bathroom & Downstairs W.C
- Convenient Location on The Edge of Halesworth Town
- Open Plan Living/Dining Area
- Driveway Parking For Two Cars
- EPC - B

London Road, 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: B



DESCRIPTION

A stylish two-bedroom semi-detached home situated just outside Halesworth town, this modern property offers a welcoming entrance hall with sleek wood-effect flooring and a chic downstairs cloakroom. The contemporary kitchen is equipped with premium Bosch induction hob, extractor fan, oven. Other integrated appliances include a washing machine, and tall a fridge-freezer, along with ample storage and elegant worktops, flowing seamlessly into a carpeted living/dining room that opens via patio doors to a fully enclosed rear garden. Upstairs, two double bedrooms, one with fitted double wardrobes, continue the comfort with plush carpeting, complemented by a family bathroom featuring a modern three-piece suite, spa-style bath with shower, WC, and vanity sink with stylish tiled splashbacks. The outside space boasts a lawned garden with a convenient shed, and the home benefits from two off-road parking spaces on the driveway. Ideal for contemporary living in a friendly Suffolk market-town setting. The property boasts an EPC rating of B.

KITCHEN

The kitchen is a modern showcase of style and functionality, equipped with a sleek Bosch induction hob and integrated extractor fan that combine innovation and clean design. Alongside, a built-in Bosch oven, a tall fridge-freezer, and integrated washing machine fit seamlessly into the layout, complemented by elegant worktops and generous storage. This harmonious blend of high-end appliances and sophisticated finishes makes the kitchen both beautifully designed and supremely practical, perfect for contemporary living

LIVING/DINING AREA

The living/dining area is a light-filled haven that blends elegance with everyday comfort. Fitted carpets create a soft, inviting ambience underfoot, perfect for both relaxing and entertaining. Patio doors dominate one wall, seamlessly connecting the interior to the garden, bringing in natural light and offering easy access for alfresco dining or a quick cup of tea outdoors

BEDROOMS

Both bedrooms are generously sized doubles, each featuring double windows that flood the rooms with natural light, creating bright and uplifting spaces throughout the day. The principal bedroom is particularly well-appointed, with fitted double wardrobes offering excellent storage and helping to maintain a clutter-free, peaceful environment. Thoughtfully chosen carpeting underfoot adds warmth and comfort, making these bedrooms both cosy retreats and practical havens.

BATHROOM AND W.C

The stylish downstairs W.C. offers a sleek and practical addition to the ground floor, equipped with a modern toilet and basin, wall-hung fittings that maximise floor space, and effective ventilation for comfort and hygiene, making it both guest-friendly and value-enhancing. Upstairs, the family bathroom showcases a contemporary three-piece suite anchored by a spa-style bath with centrally mounted taps and shower overhead, complemented by a separate W.C. and vanity sink with tasteful tile splashbacks. This stylish yet functional space offers an efficient layout and comforting aesthetics, designed for both everyday routines and moments of relaxation

OUTSIDE

The exterior of this modern semi-detached home combines practicality with charm. A fully enclosed rear garden, laid to a lush lawn, offers a secure, private outdoor retreat, complete with a handy garden shed ideal for storing tools, bicycles or gardening equipment. Fronting the property is a generous driveway capable of accommodating two vehicles side by side, ensuring off-road parking convenience and easy access. Altogether, the outside space delivers both usable green space and practical amenities, perfectly balancing leisure and functionality.

TENURE

Freehold

OUTGOINGS

Council Tax Band B

SERVICES

Mains gas, electricity, water and sewerage

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

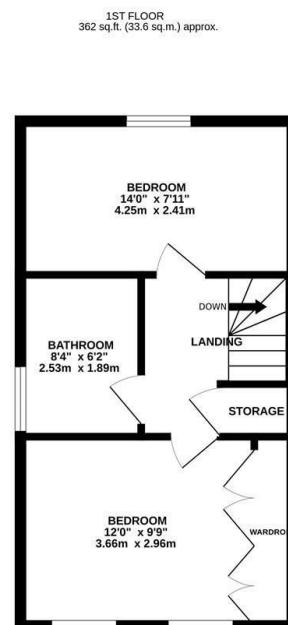
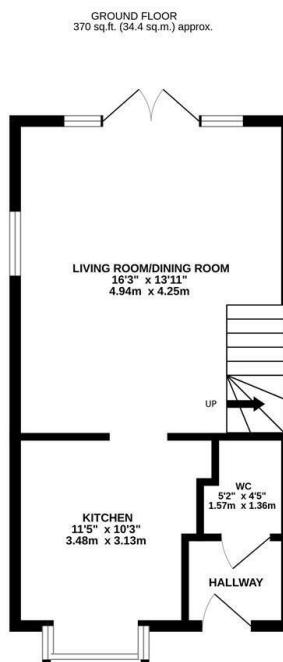
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FIXTURES AND FITTINGS

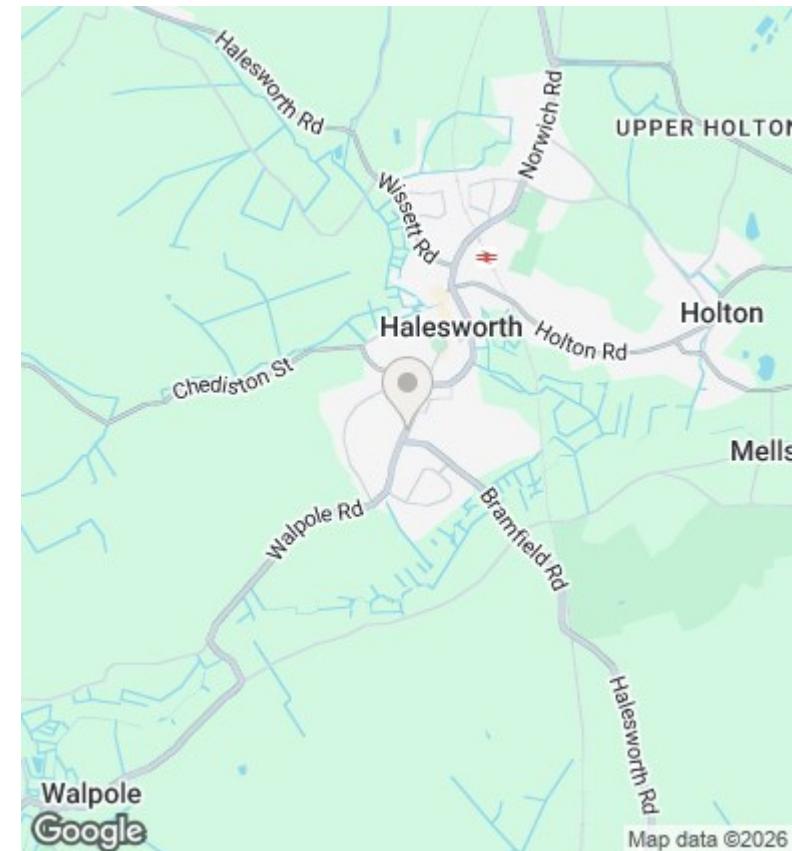
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TOTAL FLOOR AREA: 732 sq.ft. (67.0 sq.m.) approx.
Whilst every attempt has been made to ensure the floor plan is to scale, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any inaccuracies contained within 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	99
(81-91)	B	83
(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