Flick & Son
Coast and Country

Halesworth, Suffolk

Guide Price £575,000

- Built in 2024 and meticulously upgraded throughout
- Four double bedrooms, including two with en-suites and principal bedroom with dressing area
- Four-bedroom detached executive home occupying a desirable corner plot
- Landscaped rear garden with patio seating area and excellent entertaining space
- Impressive open-plan kitchen/dining room with L-shaped island and double ovens
- Large driveway and double garage providing ample off-road parking and storage

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Joseph Hooker Gardens, 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

4 3 2 B

Council Tax Band: E

DESCRIPTION

An exceptional opportunity to acquire this immaculately presented four-bedroom detached executive home, built in 2024 and thoughtfully enhanced by the current owners with meticulous upgrades throughout. Occupying an attractive corner plot, the property enjoys a lovely position and combines stylish contemporary living with generous proportions, excellent natural light and beautifully landscaped gardens. Upon entering, you are welcomed into a spacious entrance hall, setting the tone for the impressive accommodation on offer. The ground floor provides a versatile layout designed perfectly for modern family living and entertaining. The dual-aspect living room is a particularly inviting space, featuring a wood-burning stove and an abundance of natural light. Bi-folding doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. Also located on the ground floor is a separate study, offering an ideal space for home working, a playroom, hobby room or additional reception space depending on the needs of the next owner. A downstairs WC completes this part of the accommodation. The true heart of the home is the impressive open-plan kitchen and dining room. Finished to a high standard, the contemporary kitchen features an excellent range of units, integrated appliances and double ovens positioned within a stylish tower unit. A substantial L-shaped island provides an excellent breakfast bar and preparation area, while also creating the perfect setting for serving and entertaining. Large patio doors open from the dining area onto the rear garden, allowing plenty of natural light into the room and providing an ideal space for entertaining family and friends. A separate utility room provides practical additional space with room for all the necessary appliances. To the first floor are four generously proportioned double bedrooms, providing excellent accommodation for a growing family or those requiring additional guest and home-working space. The principal bedroom is a superb retreat, benefitting from its own en-suite facilities together with a dedicated wardrobe/dressing area. The second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom located conveniently off the landing. Throughout the home, the numerous windows ensure the accommodation is flooded with natural light, while the high standard of finish and numerous upgrades give the property a contemporary and luxurious feel. Externally, the landscaped rear garden is predominantly laid to lawn and complemented by established planting, plants and shrubbery. A generous patio area provides an excellent space for outdoor seating and entertaining, while there is convenient access to both the front of the property and the garage. To the front, the property benefits from a large driveway providing ample off-road parking, together with a garage, offering excellent storage and secure parking. Overall, this is a beautifully presented and highly desirable modern family home, offering substantial and versatile accommodation, impressive entertaining space, a desirable corner plot, landscaped gardens and a garage. Having been built as recently as 2024 and further enhanced with meticulous upgrades, this outstanding property is ready to move straight into and represents an excellent opportunity for the discerning purchaser with added bonuses of underfloor heating, water softener, electric charging point and an air source heat pump offering an EPC rating of B.

LIVING AREA & STUDY

The dual-aspect living room is a bright and inviting space, flooded with natural light through windows to two elevations. A feature wood-burning stove creates a warm and cosy focal point, while impressive bi-folding doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces and making this an ideal room for both relaxing and entertaining. Also located off the entrance hall is a separate study, providing a versatile additional space that can be tailored to suit individual needs, whether used as a home office, reading room, hobby space, playroom or additional reception area.

OPEN PLAN KITCHEN/DINING AREA

The impressive open-plan kitchen and dining area forms the heart of this exceptional home, providing a spacious and stylish setting for both everyday family life and entertaining. The kitchen has been finished to a high standard, featuring a contemporary range of units, double ovens housed within a tower unit and a substantial L-shaped island, complete with breakfast bar seating and an ideal space for preparing and serving meals. The generous dining area enjoys an abundance of natural light, with patio doors opening directly onto the rear garden, creating a wonderful flow between the indoor and outdoor spaces. This superb room offers an ideal environment for hosting family and friends while remaining a practical and sociable hub for day-to-day living

UTILITY ROOM

A separate and well-appointed utility room provides an excellent practical addition to the home, offering dedicated space for laundry and household appliances while keeping the main living areas beautifully organised. With ample room for all necessary appliances and additional storage, this useful space is both functional and thoughtfully positioned for modern family living.

BEDROOMS

To the first floor, the property offers four generously proportioned double bedrooms, providing excellent accommodation for families, guests or those requiring additional space. The principal bedroom is a particularly impressive retreat, benefiting from its own en-suite shower room together with a dedicated wardrobe/dressing area, creating a private and comfortable space. The second bedroom also benefits from its own en-suite, while the remaining two double bedrooms are served by the well-appointed family bathroom located conveniently off the landing. All four bedrooms benefit from the excellent natural light found throughout the property, with each room offering a spacious and versatile environment.

BATHROOMS & W.C

The property benefits from three well-appointed three-piece suites, all finished to a high standard and designed with modern family living in mind. The downstairs WC provides a convenient additional facility for both residents and guests. The principal bedroom benefits from a private en-suite, complete with a three-piece suite and walk-in shower, providing a stylish and practical space. The second bedroom also enjoys its own en-suite, again featuring a three-piece suite with a walk-in shower. The family bathroom, conveniently positioned off the first-floor landing, serves the remaining bedrooms and features a three-piece suite including a full-size bath, providing the option for both relaxing baths and everyday family use

OUTSIDE & GARAGE

Externally, the property occupies an attractive corner plot, offering generous outdoor space to complement the impressive accommodation within. To the front, a substantial driveway provides ample off-road parking for several vehicles and leads to the garage, offering secure parking and excellent additional storage. The landscaped rear garden is predominantly laid to lawn and enhanced by a selection of established plants and shrubbery, creating an attractive and private outdoor setting. A generous patio area provides an ideal space for outdoor seating, relaxing and entertaining during the warmer months. The garden also benefits from convenient access to both the front of the property and the garage, adding further practicality to this superb family home. The combination of the corner position, generous driveway with additional parking for a further four vehicles, garage and landscaped rear garden provides an excellent balance of practicality, entertaining space and attractive outdoor living.

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.

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

SERVICES

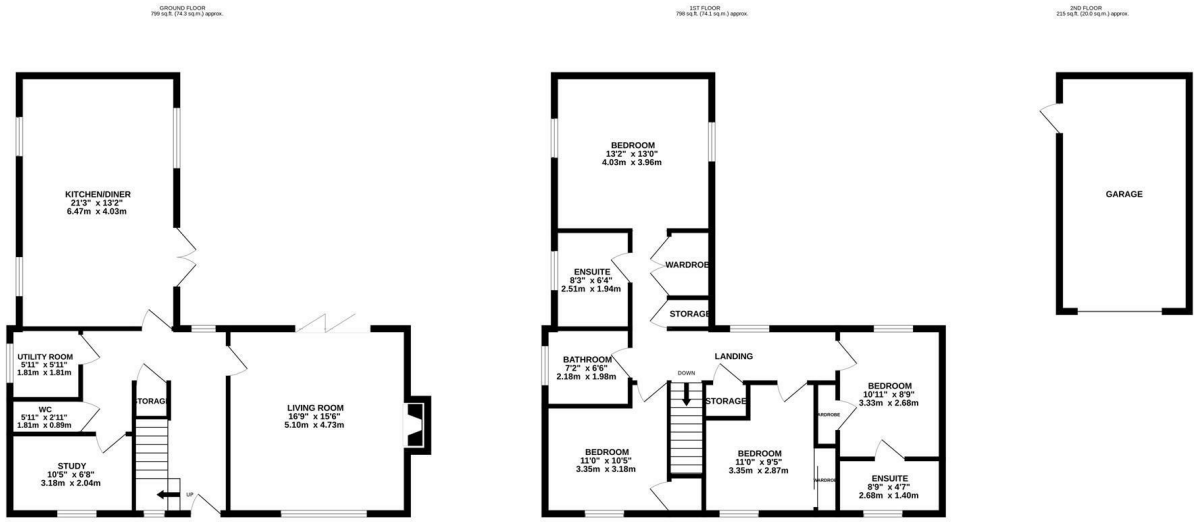
Air Source Heat Pump, mains water and electricity and drainage

TENURE

Freehold

OUTGOINGS

Council Tax Band E



TOTAL FLOOR AREA : 1812 sq.ft. (168.4 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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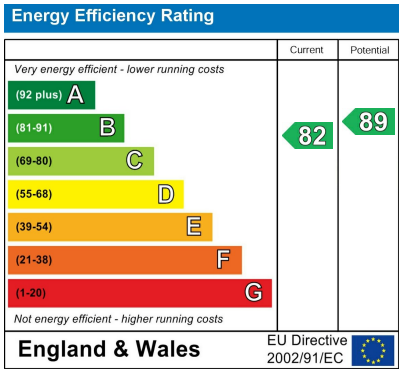

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to 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

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