



Halesworth,

Guide Price £220,000

- £220,000-£240,000 Guide price
- Driveway Parking for 2 Vehicles
- 2 Double Bedrooms
- Stylish Scandinavian-style timber lodge
- No Onward Chain
- Private Courtyard Garden
- Attic Conversion Potential
- Electric Central Heating, Wood Burner and Double Glazing
- Fitted Kitchen/Dining Room
- EPC - D

Pond Lane, 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

Tucked away within a popular and well-established development on the edge of the charming market town of Halesworth, 17 Pond Lane is an attractive detached Scandinavian-style timber lodge, completed in 2015 and offering beautifully presented single-storey accommodation with exciting scope for future enlargement (subject to the necessary consents).

The property has been exceptionally well maintained and benefits from quality fixtures and fittings throughout, creating a light, comfortable and low-maintenance home equally suited as a permanent residence, weekend escape or investment opportunity.

The welcoming entrance hall leads through to a bright dual-aspect sitting room where a contemporary wood-burning stove provides a cosy focal point, perfect for relaxing throughout the seasons. The spacious kitchen/dining room is well-appointed with an excellent range of fitted units, integrated cooking appliances and ample space for dining, while sliding patio doors open directly onto the private courtyard garden, creating an effortless connection between inside and out.

The bungalow offers two generous double bedrooms served by a stylish family bathroom finished with a modern white suite. Electric radiator heating, full double glazing and quality floor coverings throughout ensure comfort and practicality, while the generous roof space offers the potential to create additional first-floor accommodation, as several neighbouring properties have successfully achieved, subject to obtaining the appropriate planning permission and building regulations approval.

Outside, the property enjoys an attractive setting with off-road parking for two vehicles and a neatly landscaped front garden planted with specimen trees. A gated pathway leads into a delightful enclosed courtyard garden, thoughtfully designed with paved seating areas, raised planting beds and gravel borders filled with established shrubs, providing an ideal space for outdoor dining, entertaining or simply enjoying the sunshine in complete privacy. There is also an outside tap, power point and useful gravelled areas offering space for garden storage or additional landscaping.

TENURE

Freehold

OUTGOINGS

Council Tax band B

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A New Market Beccles NR34 9HD for an appointment to view. Email: enquiries@flickandson.co.uk
Tel: 01502 442889 Ref: 21159/RDB.

FIXTURES AND 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

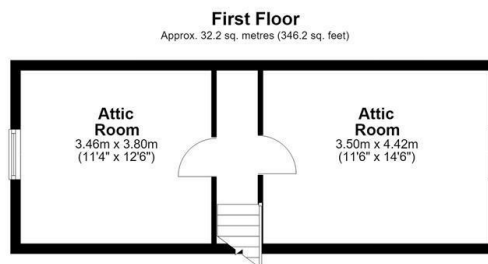
become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

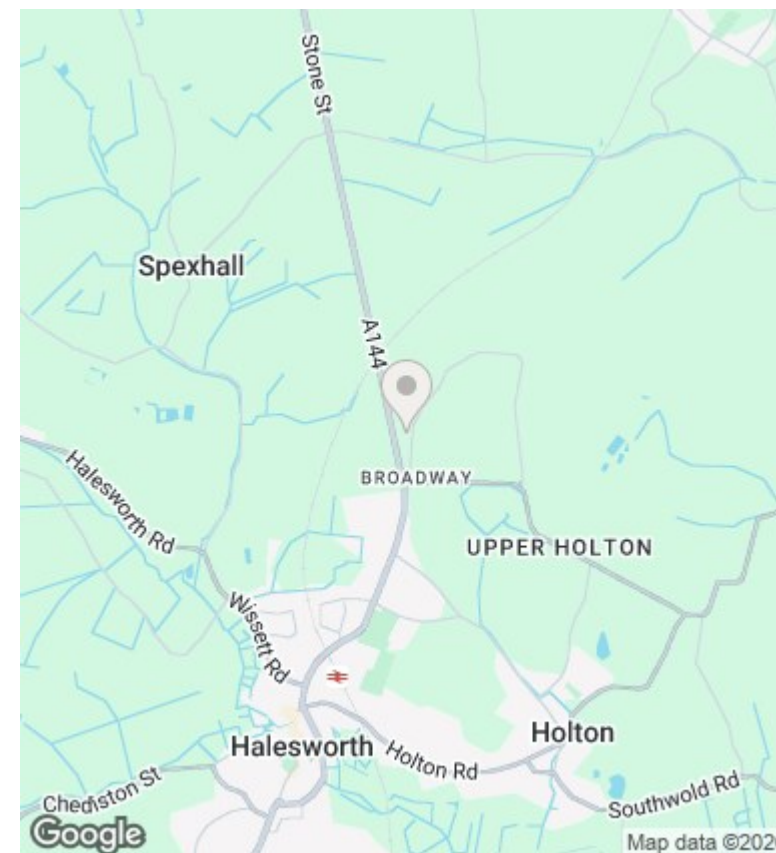
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged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







Total area: approx. 114.3 sq. metres (1230.2 sq. feet)



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		
	55	66
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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