



6 Upper Avenue
Halesworth | Suffolk | IP19 8JA

FINE & COUNTRY

HIDDEN TREASURE



“You could live in Halesworth for years without knowing this house was here.

Set back on a little private close with no passing traffic, it’s a real gem.

The attractive 1930s home has been stylishly renovated and modernised, blending the handsome proportions of the period with a contemporary twist.

The garden is another surprise, stretching far back behind the home, beautifully landscaped but with further potential still.”



KEY FEATURES

- A Beautifully Presented 1930's Semi-Detached Character House located on the Outskirts of the Market Town of Halesworth
- Four Bedrooms; One on the Ground Floor with Shower Room; Three on the First Floor with a Bathroom; Flexible Accommodation Allowing For Multigenerational Living
- Tastefully Updated by the Current Vendors including New Double Glazed Windows Throughout
- Kitchen/Dining Area and Separate Laundry Room
- Sitting Room with Wood Burning Stove
- Off Road Parking for Two/Three Vehicles
- A Spacious Rear Garden, Great for Children
- The Accommodation extends to 1,397sq.ft
- Energy Rating: D

Homes from the 1930s are always in demand and this is sure to be no exception. Spacious, light-filled rooms welcome you in, while the garden is perfect for families or anyone who wants to grow their own. Best of all, it's within the town, just a short walk to the shops, schools, station, leisure facilities and green spaces, so everything you need is only a stone's throw from your front door.

Town, Country And Coast

Moving into the area, the owners were looking for a period home in a location where they had good access to transport links and didn't have to rely on a car. They happened to come across this gem and loved the setting, just off the road, one of a small handful of houses with no passing traffic. "You have the community and all the amenities on your doorstep, but it's peaceful and private. We love the balance that life here offers." The delights of the Suffolk coast, with pretty towns such as Southwold, nature reserves and more, are all within easy reach, but you don't get invaded by hordes of tourists in the summer here in Halesworth. Instead, you're part of a friendly, year-round community. The owners are keen gardeners and have loved landscaping the unusually long garden, with areas for entertaining and relaxing, play equipment and a trampoline for their daughter, and more besides. Their little girl spends many happy hours out here, and the owners have really enjoyed having friends and family over for social gatherings in the garden.





KEY FEATURES

Beautifully Designed

The house itself had been well cared for when the owners came here, but there was potential to create a wonderful family home finished with great style – a warm and welcoming environment and a lovely place in which the owners could raise their daughter. They have updated the kitchen, family bathroom, flooring and more, redecorating throughout and opening the kitchen and dining room to create an easy flow throughout the ground floor. They have kept the character, fitting a 1930s-style front door, keeping the original interior doors, renovating the original floorboards and more, so it's a home that perfectly balances the best of the old with the comfort of the new.

Family Friendly

As you enter through the covered porch into the hall, you'll see a bedroom suite to your left. This would be a great bedroom for a teenager, or could be opened up into the garden room beyond to create an annexe. Currently, the owners use it as a study and work-from-home space. The kitchen is straight ahead of you, looking out down the long garden and open to the spacious dining room, with doors opening to the south. The dining room in turn is open to the main sitting room, with its cosy wood burner and beautiful large bay window. Upstairs, there are three good size bedrooms with a family bathroom. One of the bedrooms has another beautiful bay and a whole wall of built-in storage, with a lovely mid-century modern style.





















INFORMATION



On The Doorstep

The historic market town of Halesworth has schooling at Edgar Sewter primary school, with bus services to Bungay and Beccles for senior schools. There is a large Co-op, plus a wide variety of shops many independently owned, selling everyday items as well as a doctor's surgery, dentists, opticians and solicitors. The town also boasts The Cut Arts Centre, which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions. Halesworth railway station is on the East Suffolk line with connections to Norwich and London Liverpool Street. Buses connect to other Suffolk towns such as Beccles, Southwold, Lowestoft and to Norwich.

How Far Is It To?

Norwich is 24 miles north of Halesworth and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Beccles is a short drive away and benefits from a market selling fresh produce held every Friday in the town. There is a bus station with a daily service to London (Victoria) and a local daily service to Loddon and regular services to Lowestoft, Norwich and many of the smaller villages around. Nearby Southwold 9 miles, is a charming unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, famous beach huts, pier, busy harbour, cliff top canons and of course the beach.

Directions - Please Scan The QR Code Below

Leave Beccles on Ringsfield Road and continue on this road, this will join Church Road and continue along here until it joins Redisham Road. Continue on through the village of Redisham until the road joins Halesworth Road. When you reach the junction, turn left on to the A144 Stone Street. When you reach the roundabout, go straight across and continue on the A144. Follow the A144 and turn right onto Old Station and then turn left onto The Avenue and then immediately turn Left onto The Upper Avenue and the property is on your right.

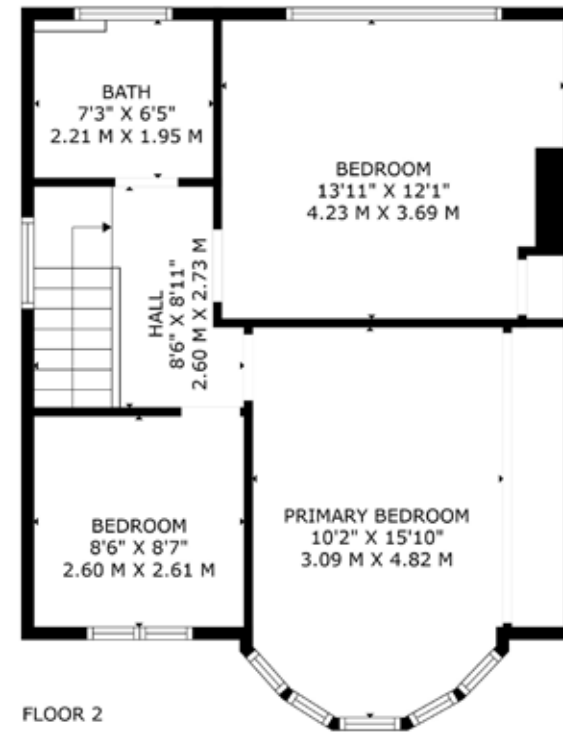
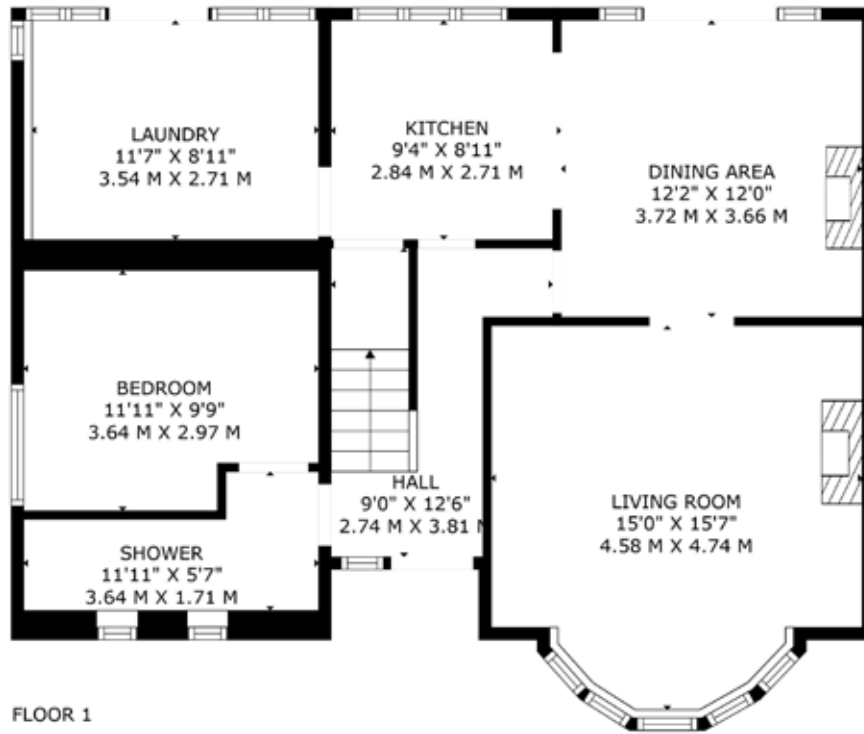
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [backup.beauty.goals](https://www.backup.beauty.goals)

Services, District Council and Tenure

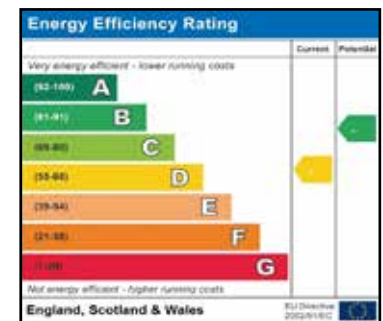
Gas Central Heating, Mains Water, Mains Drainage
East Suffolk Council – Council Tax Band B
Freehold





GROSS INTERNAL AREA
 FLOOR 1: 841 sq. ft, 78 m², FLOOR 2: 556 sq. ft, 52 m²
 TOTAL: 1397 sq. ft, 130 m²
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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