

63 Bedingfield
Crescent
Halesworth
IP19 8EE



63 Bedingfield Crescent

Guide Price £350,000

The stunning four bed family home...

Welcome to 63 Bedingfield Crescent, Halesworth, a beautifully updated and extended family home, in ready-to-move-in condition, with a fabulous private rear garden. Upon entering through the main front door, you are greeted by a spacious entrance hall with a convenient cupboard under the stairs and stairs leading to the bedrooms. The hallway also features a six-month-old boiler, ensuring the property is up-to-date and well-maintained.

Moving into the lounge/dining room, you'll find a bright and airy space with a large window overlooking the front garden, a tasteful cast iron fireplace, and a cosy dining area with French doors opening up to the patio. The room is perfect for entertaining guests or relaxing with family, boasting new carpets and a fresh coat of paint.

The kitchen is a chef's delight, offering ample space with sparkly quartz worktops, a large electric range, an integrated dishwasher, and space for a fridge freezer. Adjacent to the kitchen is a useful pantry cupboard and a utility area with laundry facilities. Additionally, there is a modern shower room with high-quality fixtures and fittings, including a basin vanity unit and a thermostatic shower. The property also features a generous and very well-insulated reception room with French doors leading to the garden, adding another dimension to the living space.

Venturing upstairs, the property features four delightful bedrooms. Bedroom one impresses with its spacious layout, built-in wardrobe, and lovely front view. Bedroom two offers generous space for a double bed and furniture while bedroom three enjoys dual aspects and picturesque views of the rear garden. Bedroom four, a sizeable single room, provides ample accommodation with a double bed and a designated study area. The bathroom features an Avocado shaped bath and basin, and is next to the separate WC.

Noteworthy features of the property include a private rear garden with mature planting, a patio area perfect for outdoor relaxation, and a studio/office, and a storage shed. The property also benefits from plenty of off-road parking for three vehicles.

Additionally, the property is conveniently located near essential amenities in town and just a short drive from the beautiful heritage coast, providing easy access to scenic coastal villages and outdoor recreational opportunities.

Agents notes...

A pre-recorded walkaround tour is available for this property Council Tax Band B

Local Authority
East Suffolk

Council Tax Band B

EPC Rating C



GROUND FLOOR
845 sq. ft. (78.5 sq.m.) approx.



1ST FLOOR
556 sq. ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq. ft. (130.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation is intended on the plan.
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