

40 The Avenue
Halesworth
IP19 8JB



ATTIK
CITY | COUNTRY | COAST

40 The Avenue

Guide Price £220,000

The 1940s semi-detached family home...

Nestled in a desirable corner plot on The Avenue, this welcoming residence at number 40 is a must-see for anyone seeking potential and space. Having been lovingly maintained by its original and only owners since their wedding day in 1946, the property offers a unique opportunity for new owners to craft their dream home.

As you approach, you'll appreciate the expansive front garden, primarily laid to lawn and bordered by mature shrubs, providing a pleasant view and a sense of privacy. The substantial grass verge adds to the overall spaciousness, and there is ample room for parking, subject to obtaining the required permissions.

Stepping inside, you are greeted by a generous entrance hall with space for coats and personal touches. To your left, the inviting dining room boasts an abundance of natural light. Continuing through, you'll find a large sitting room, featuring an open fire, high ceilings and expansive views of the back garden, ideal for relaxation and entertaining. The functional kitchen offers a solid array of wall and base units, complemented by a corner pantry and additional cabinetry, catering perfectly for culinary endeavours. Beyond the kitchen, two utility rooms provide practical storage and access to the outdoor space.

Ascending the stairs to the first floor, a well-proportioned landing leads to three bedrooms, each with its own distinctive character. The principal bedroom is particularly spacious, featuring two windows that flood the room with light and overlook the garden. The second bedroom also comfortably accommodates a double bed, while the third, currently used as a single, offers flexibility for a variety of uses. The well-appointed bathroom completes the upper level, equipped with essential amenities for convenience.

Venturing outside, the rear garden presents an excellent canvas for gardening enthusiasts or a delightful area for children to play. The existing patio area can be enhanced to create a perfect outdoor entertaining space, and a large shed offers valuable storage solutions.

With considerable scope for improvement and extension, this property promises future owners the chance to personalise it to their tastes while embracing the wonderful sense of community that Halesworth offers.

Don't miss your chance to explore the potential of this delightful home.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

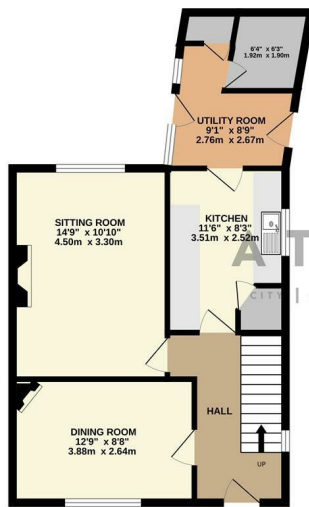
Local Authority
East Suffolk

Council Tax Band B

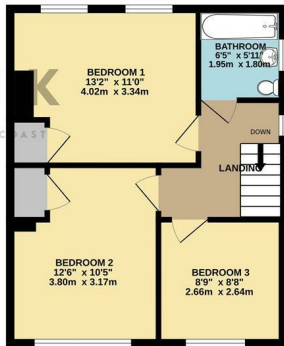
EPC Rating E



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given. Accuracy of efficiency can be given.
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