



## Halesworth, Suffolk

Guide Price £285,000

- Guide Price £285,000-£295,000
- Immaculate Condition Throughout
- Sought After Halesworth Location
- Three Bedroom Semi Detached Home
- Large Spacious Living Room Flooded with Natural Light
- Walking Distance to Town and Train Station
- Driveway with Ample Parking
- Fully Enclosed Rear Garden
- EPC - D



# Beddingfield Crescent, Halesworth

Halesworth is a charming market town in Suffolk, known for its welcoming community and rich history. Nestled on the edge of the Suffolk countryside, it offers a delightful mix of independent shops, cafes, and local amenities, alongside well-regarded schools and leisure facilities. The town is ideally situated for outdoor enthusiasts, with easy access to scenic walks and the beautiful nearby beaches, including the popular seaside town of Southwold. Commuters also benefit from excellent connectivity, with straightforward access to the A12 linking to the wider region. Combining small-town charm with modern convenience, Halesworth provides a perfect balance of relaxed living and accessibility.



Council Tax Band: B



## DESCRIPTION

This beautifully presented and spacious three-bedroom semi-detached home in Halesworth combines modern comfort with excellent versatility and future potential. A generous entrance hall leads to an elegant dual-aspect living and dining room, featuring a charming bay window to the front and patio doors opening onto the rear garden. The stylish extended kitchen has been thoughtfully designed to create a light-filled, multifunctional space, complemented by a practical utility room and a contemporary downstairs shower room. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom, while a fitted loft ladder provides access to a boarded loft, offering exciting scope for conversion (subject to planning). Perfect for modern living, the property also benefits from hard-wired internet connectivity, ideal for those working from home. Externally, a private driveway offers ample parking, and the attractive rear garden is mainly laid to lawn with a patio seating area, an inviting space for relaxing or entertaining, complete with a useful garden shed.

## LIVING AREA

The spacious living and dining room is a bright and welcoming area, perfect for both relaxation and entertaining. A beautiful bay window to the front floods the space with natural light, while patio doors to the rear open onto the garden, creating a seamless connection between indoor and outdoor living. The generous proportions allow for a comfortable seating area and a family-sized dining table, with ample additional space for a desk or home-working area, ideal for those needing a dedicated workspace. Stylish yet practical, this versatile room offers flexibility to suit modern family life.

## KITCHEN

The kitchen has been thoughtfully extended and opened up to create a bright, multifunctional space that perfectly blends style and practicality. It offers ample work surfaces and a range of storage options, ideal for everyday cooking and entertaining. The kitchen is

fitted with an oven and electric hob over, with plenty of additional space for appliances. A connected utility area provides further room for household essentials, ensuring the main kitchen remains uncluttered. A door leads directly to the rear garden, allowing easy access for outdoor dining or enjoying the patio area, making this a highly functional and sociable heart of the home.

## BEDROOMS

Upstairs, the property offers three well-proportioned bedrooms, each providing a comfortable and versatile space. The rooms are filled with natural light and can easily accommodate a range of furniture arrangements, making them ideal for family living. The generous proportions of the bedrooms also allow flexibility for additional uses, such as a home office or hobby area if required. Complementing the bedrooms is a modern family bathroom, creating a practical and stylish living space for all members of the household.

## BATHROOM AND SHOWER ROOM

The property features both a modern family bathroom and a convenient downstairs shower room, providing excellent practicality for family life. The family bathroom serves the three bedrooms upstairs and is thoughtfully designed with contemporary fittings, creating a bright and comfortable space for everyday use. The downstairs shower room adds further convenience, ideal for guests or busy mornings, and complements the overall functionality of the home.

## OUTSIDE

Outside, the property benefits from a driveway providing ample off-road parking and easy access to the home. The rear garden is mainly laid to lawn, offering a spacious and private outdoor area perfect for relaxing or entertaining. A patio seating area provides an ideal spot for dining al fresco, while a useful garden shed adds practical storage. With its combination of space, privacy, and functionality, the exterior of the property complements the versatile living spaces inside.

## TENURE

Freehold

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

REF: JD/20939

## FIXTURES AND FITTINGS

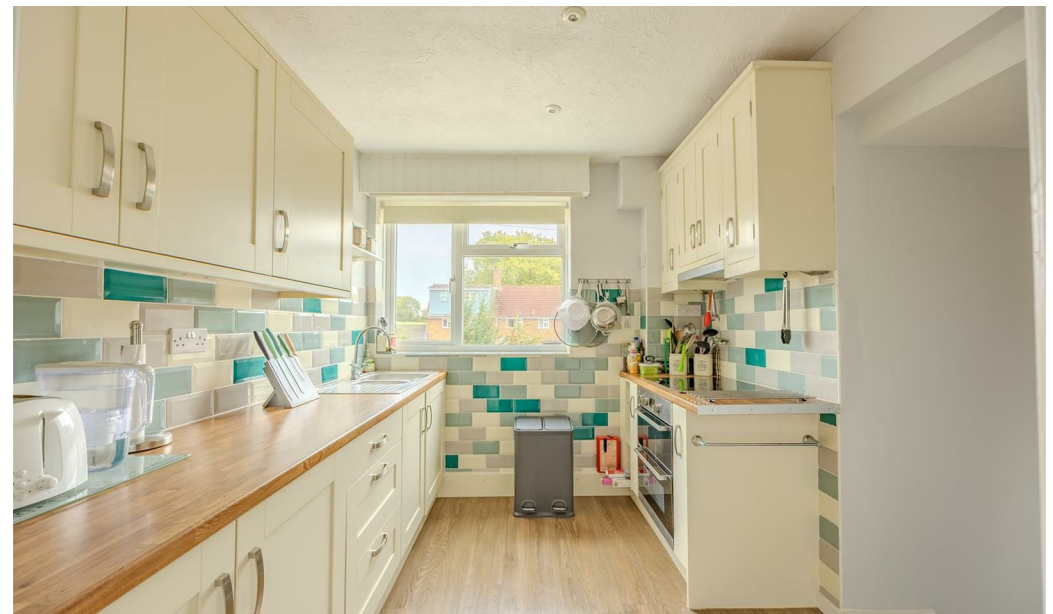
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## SERVICES

All mains services connected

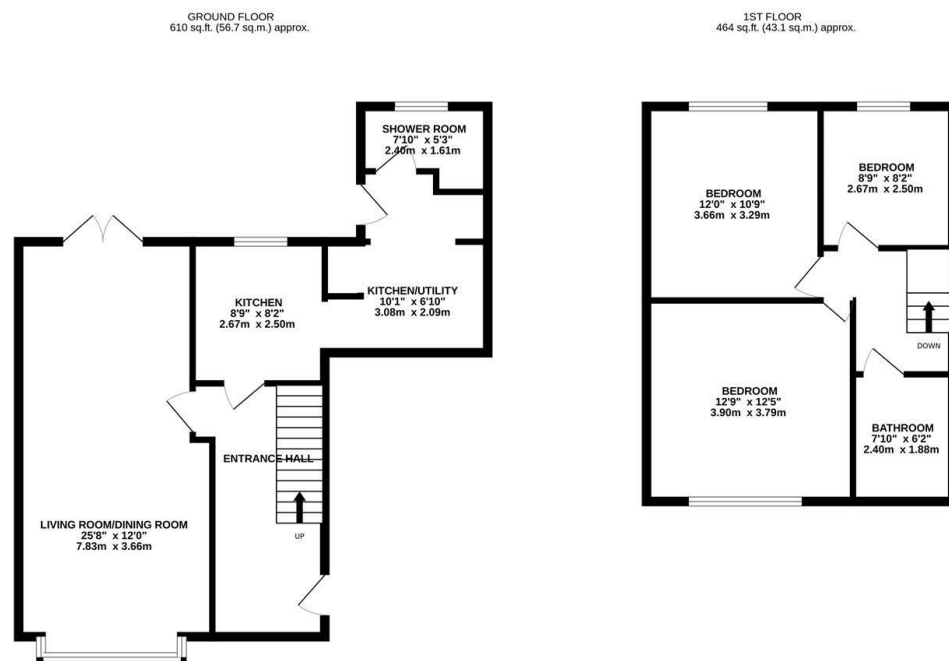
## OUTGOINGS

Council Tax Band B



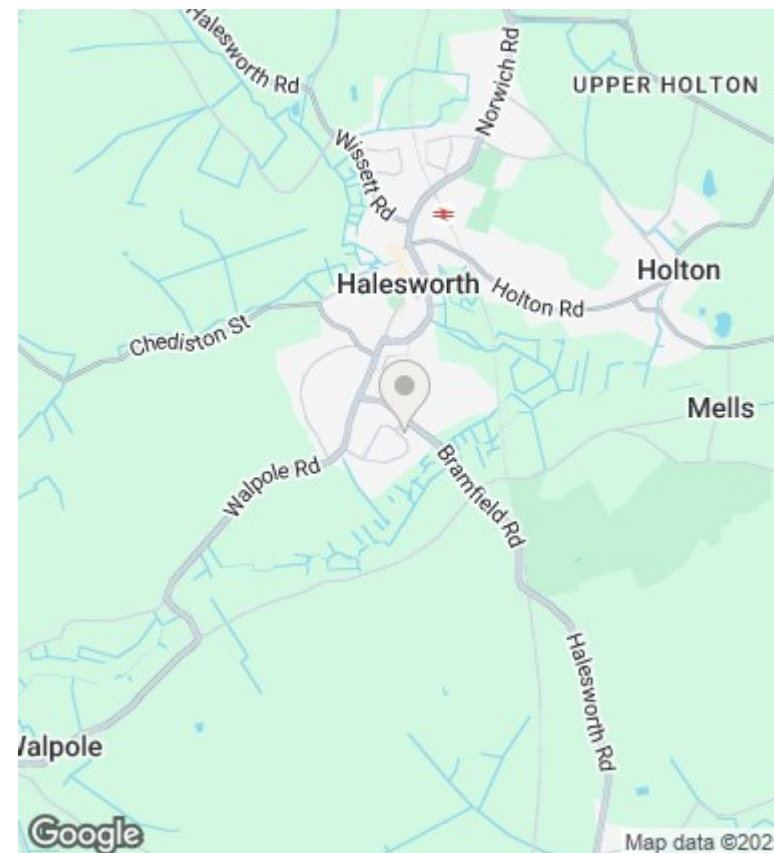






**TOTAL FLOOR AREA:** 1073 sq.ft. (99.7 sq.m.) approx.

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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)