

A newly renovated spacious three bedroom semi-detached house in a residential area on the outskirts of Halesworth.

Rent £1,300 p.c.m
Ref: R2507

25 Beddingfield Crescent
Halesworth
Suffolk
IP19 8EE



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

The property is situated on the outskirts of the popular market town of Halesworth. Halesworth has a variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants, as well as The Cut, a centre for arts in the community.

Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. To the east of Halesworth lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (nine miles), historic Dunwich and the RSPB sanctuary at Minsmere.

The Accommodation

Ground Floor

The property is entered through a UPVC front door to the

Entrance Hall

Window to side elevation. Under stairs storage area and cupboard, radiator, central heating controls and telephone point. Doors open to

Sitting Room 12'10" x 12'5" (3.93m x 3.80m) max into bay window

A light room with large bay window to front. Double panel radiator, TV point and telephone point.

Kitchen 12'2" x 8'2" (3.71m x 2.49m)

A newly fitted kitchen with a range of base and wall units and wood effect roll top work surface, with stainless steel sink with mixer tap over and tiled splashback. Single electric oven, induction hob and extractor fan. Gas fired combi boiler in cupboard. A door opens into the



Utility Room 10'9" x 9'7" (3.30m x 2.93m)

A large room with wall and base units to match the kitchen, wood effect roll top work surface, shelving and tiled splashback. Space for washing machine, dishwasher and fridge/freezer. Radiator. Doors lead to the

Cloakroom

With low level flush WC and pedestal wash basin with black mixer tap and tiled splashback. Heated towel rail and obscure glazed window to rear elevation.

Storage Room

Formerly the garage. Window to side elevation and half glazed UPVC door to front driveway. Returning to the kitchen, a further glazed door opens to the

Dining Room 12'2" x 9'9" (3.73m x 2.98m)

A light room with panelled wall incorporating shelving and cupboards and UPVC French doors giving access to the rear garden. TV point and radiator.

From the entrance hall, stairs lead to the

First Floor

Landing

With window to side elevation, radiator and doors leading to

Bedroom One 12'6" x 10'9" (3.82m x 3.28m)

A good sized double bedroom with window to front elevation and radiator.

Bedroom Two 12'3" x 10'11" (3.74m x 3.33m)

A further double bedroom with window to rear elevation and small cupboard with slatted shelving. Radiator



and TV point.

Bedroom Three 8'5" x 9'0" (2.57m x 2.75m)

A good sized single bedroom with window to rear elevation. Radiator and TV point.

Bathroom

Newly fitted with a white suite comprising bath with overhead shower, mixer taps and hand-held and rainfall shower heads. Pedestal wash hand basin with mixer tap and mirror over and low level flush WC. Fully tiled walls and obscure glazed window to rear. Heated towel rail and extractor fan. Matching freestanding towel rail and toilet roll holder.

Outside

The property is approached over a concrete driveway, flanked by a further area of parking. The front garden is laid to lawn with mature beds with plants and shrubs, and bordered by a low brick wall and hedging.

The rear garden is accessed via the dining room and utility room and has a raised patio area with low brick wall and steps to the lawned area with flower beds. There is a vegetable patch, two sheds and a greenhouse. To the side of the property is a small covered storage area.

Services Mains electricity, gas, water and drainage. Gas fired central heating.

Council Tax Band B; £1,778.46 payable 2025/2026

Local Authority East Suffolk Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

March 2025



Directions

Heading into the town of Halesworth from Peasenhall onto the Church Hill. Take the first right hand turning into Beddingfield Crescent where the property will be suited on the right hand side and identified by a Clarke & Simpson To Let Board.

For those using What3words app:
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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