



Halesworth,

Guide Price £425,000

- Immaculate Family Home
- Fitted Kitchen/Diner with Integrated Appliances
- Ensuite Shower and Family Bathroom
- Gas Central Heating and Double Glazing
- WC and Utility
- Private Gardens
- Driveway, Carport and tandem Double Garage
- 4 Bedrooms
- EPC - B

Stead Drive, Halesworth

Halesworth is a picturesque market town in north-eastern Suffolk, England, situated approximately 15 miles southwest of Lowestoft and 9 miles inland from the Suffolk Heritage Coast . With a history dating back over a thousand years, it received its market charter in 1223 from King Henry III . The town is renowned for its vibrant arts scene, featuring venues like The Cut Arts Centre, which hosts music, theatre, dance, and exhibitions . Halesworth also boasts the largest Millennium Green in England, offering 44 acres of open space for walking and wildlife observation . The town's pedestrianised Thoroughfare is lined with independent shops, cafes, and historic buildings, reflecting its rich heritage . Regular events such as the Day of Dance, Scarecrow Festival, and a weekly outdoor market contribute to the town's lively community atmosphere . Accessible by road and rail, Halesworth offers a unique blend of cultural vibrancy and rural charm, making it an appealing destination for visitors and residents alike



Council Tax Band: D



DESCRIPTION

A modern linked-detached family home, situated on this popular development on the eastern edge of the well-served market town of Halesworth, within easy reach of the beautiful Suffolk Heritage Coast.

Presented in exceptional order throughout, this attractive modern home combines spacious, well-proportioned accommodation with a high level of energy efficiency. The property benefits from casement and sash windows, creating a particularly light and airy atmosphere, together with thoughtful modern features including ceramic tiled flooring, ceiling downlighting throughout and a full complement of integrated kitchen appliances.

The welcoming entrance hall has a staircase rising to the first floor and a spacious cloakroom beneath. From here, the generously proportioned sitting room enjoys a delightful triple aspect, with sash windows and casement doors opening directly onto the rear garden.

The impressive L-shaped kitchen, dining and utility area provides an excellent everyday family space. Enjoying a double aspect, the kitchen is fitted with a stylish range of Shaker-style units, complemented by a full range of integrated appliances. The adjoining utility area, with useful under-stair storage and access to the rear garden, provides a practical addition to the accommodation.

On the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a pleasant double aspect, sash windows and a modern en-suite shower room. The remaining

bedrooms are served by a spacious family bathroom.

Outside, the property is approached via an open-plan front garden and driveway, providing ample off-road parking beneath a carport. The carport leads through to a tandem double garage, while a pedestrian gate between the garage and house provides convenient access to the rear garden.

The delightful rear garden features paved patios and pathways interspersed with areas of shingle and lawn, together with planted borders and a sleeper-edged raised bed to the rear. A wealth of specimen trees and established planting provides an attractive and private setting, making the garden an ideal space for outdoor entertaining and family enjoyment.

In all, Eight Stead Drive is a beautifully presented, comfortable and energy-efficient modern family home, offering spacious accommodation, excellent outdoor space and a comprehensive range of desirable features, including integrated appliances, ceramic tiled flooring and ceiling downlighting throughout.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A New Market Beccles NR34 9HD for an appointment to view. Email: enquiries@flickandson.co.uk
Tel: 01502 442889 Ref: /RDB. 21205

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

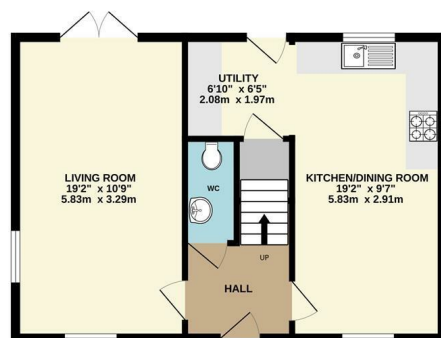
ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

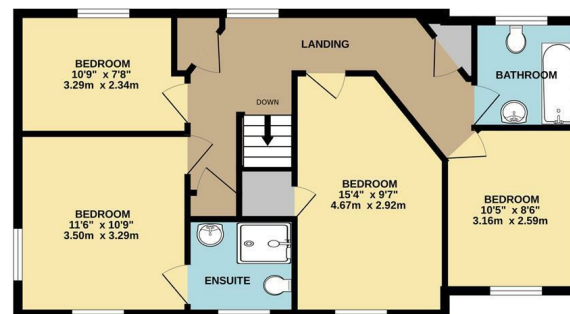




GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

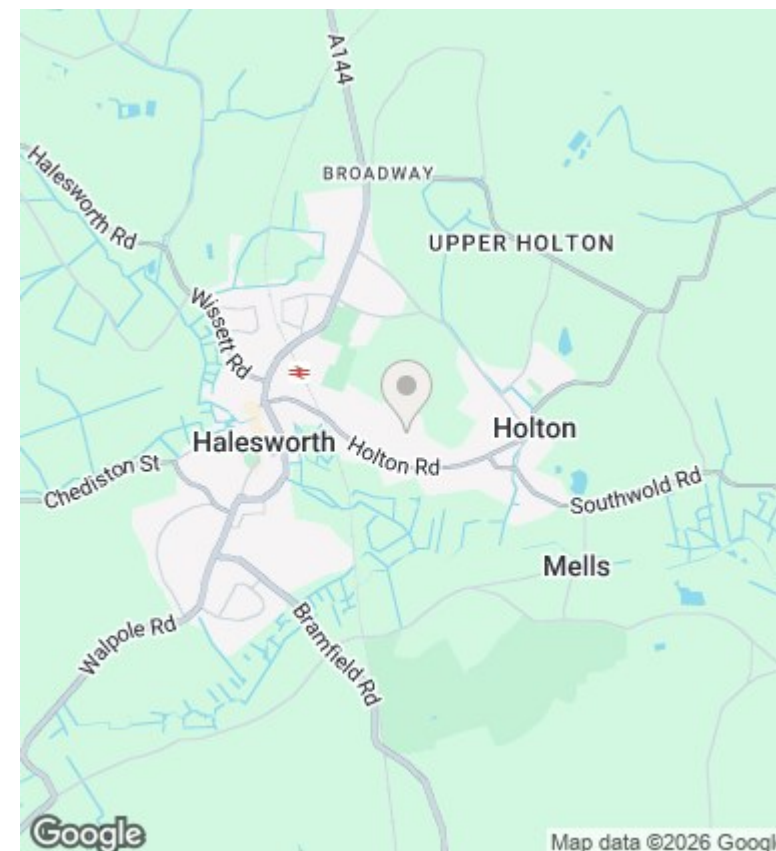


1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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 My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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