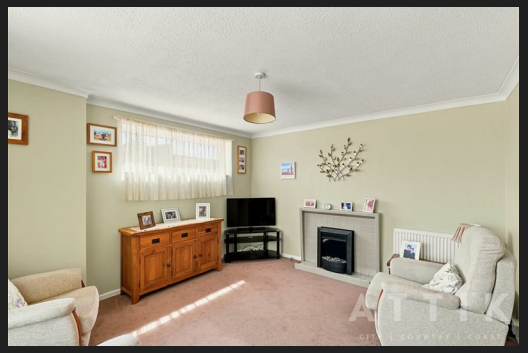
37 Kennedy Avenue

Halesworth

IP19 8EQ









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37 Kennedy Avenue

Guide Price £225,000

Spacious Semi-Detached Bungalow In A Quiet Setting
Situated in a peaceful residential setting on the outskirts of Halesworth, 37 Kennedy Avenue is a well-proportioned semi-detached bungalow offering practical, single-storey living, generous parking and a pleasantly open rear garden.

The property is approached via a wide driveway providing comfortable off-road parking for two vehicles, with additional on-street parking readily available for visitors. A detached single garage offers useful storage and could, subject to the necessary works and permissions, provide scope for use as a workshop, studio or home office. Wide side access leads through to the rear garden, which is currently open in character and enjoys a quiet, relaxed outlook. The boundaries are clearly defined, allowing a future owner to introduce fencing for greater privacy if preferred.

Inside, the accommodation is arranged around a spacious entrance hall with ample room for coats and footwear. The generous living/dining room benefits from dual aspects including a large front window, creating a bright and inviting space, while an electric fireplace provides an attractive focal point. The kitchen/breakfast room is equally practical, with room for the usual appliances, useful built-in storage, including a pantry, and a sink positioned beneath the window overlooking the garden. A door provides direct access outside, while a gas boiler serves the central heating. The bathroom is of a good size and currently includes a bath with traditional shower mixer tap, WC and wash basin. The heating and plumbing were updated approximately five years ago.

There are two well-sized double bedrooms. The front bedroom enjoys an outlook across the avenue, while the principal bedroom overlooks the rear garden and has space for a king-size bed alongside wardrobes, bedside tables and additional furniture.

Kennedy Avenue is a quiet and established location within an easy walk of Halesworth town centre, with the shops, cafés, independent businesses and everyday amenities of the town approximately 10 to 15 minutes away on foot. Halesworth railway station provides convenient links towards Ipswich and Lowestoft, while local schools, doctors' surgeries, leisure facilities and supermarkets are all readily accessible. The surrounding Suffolk countryside offers an excellent network of walks and rural routes, and the Heritage Coast, including Southwold, Walberswick and Dunwich, can be reached by car in 20 minutesfor days beside the sea.

With its spacious rooms, manageable layout, driveway, garage and peaceful setting, 37 Kennedy Avenue offers an appealing opportunity for buyers seeking a comfortable home within easy reach of Halesworth and the Suffolk coast.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow





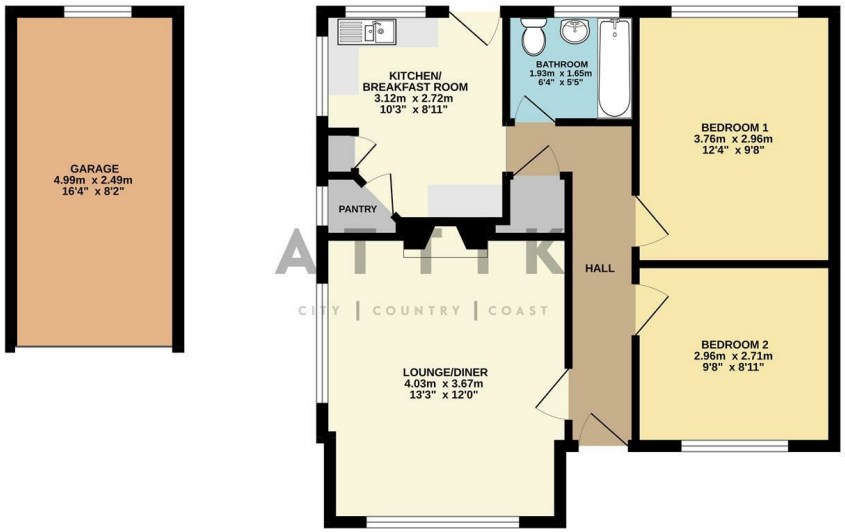






GARAGE
12.4 sq.m. (134 sq.ft.) approx.

GROUND FLOOR
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) 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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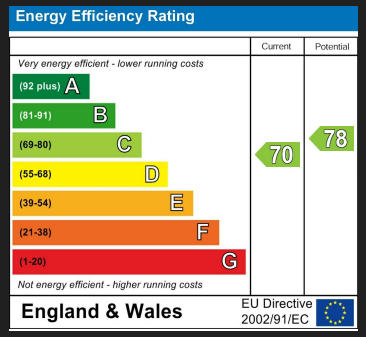
Local Authority

East Suffolk

Council Tax Band

B

Directions





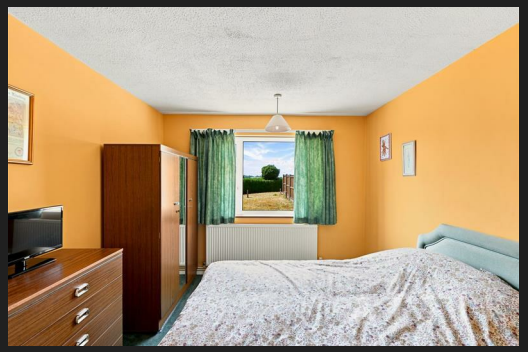
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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