



## Halesworth, Suffolk

Guide Price £320,000

- £320,000-£330,000 Guide Price
- Ensuite to Principal Bedroom
- Enclosed Rear Garden with Access To Drive & Garage
- Off Road Parking via Driveway, Garage & Carport
- Sought After Location in Halesworth
- EPC - B
- No Onward Chain
- Open Plan Kitchen/Dining Room

# Carey Drive, Halesworth

Situated at the edge of this very popular new Hopkins Homes development on the eastern edge of the popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for most every day needs. Halesworth has a primary school, library, centre for the arts, doctors surgery and is well served with transport communications having a railway station offering a service via Ipswich to London Liverpool Street.



Council Tax Band: D



## DESCRIPTION

This attractive linked semi-detached family home is presented in excellent order throughout and offers well-proportioned, light-filled accommodation ideal for modern family living. The property is set back from the road, enjoying an open-plan front garden that creates a welcoming first impression. A driveway provides convenient off-road covered parking and leads directly to the garage, offering both practicality and secure storage. A side gate gives access to the rear garden, which is thoughtfully arranged and mainly laid to lawn, complemented by a paved footpath and a patio area, perfect for outdoor dining, entertaining, or relaxing during warmer months. Internally, the home benefits from gas central heating and double glazing throughout. The ground floor comprises a welcoming entrance hall, a useful cloakroom, and a comfortable sitting room ideal for family living. To the rear of the property is a well-appointed fitted kitchen/dining room, providing ample space for everyday meals and entertaining, with French doors opening directly onto the garden and allowing plenty of natural light to flow in. On the first floor, a central landing leads to three generous double bedrooms. The principal bedroom enjoys the added benefit of an ensuite shower room, while the remaining bedrooms are served by a modern family bathroom. Overall, this well-maintained home combines comfort, functionality, and an excellent layout, making it an ideal choice for families or those seeking a ready-to-move-into property

## LIVING AREAS

The living area is well proportioned and presented in excellent condition, offering a comfortable and inviting space for everyday family life. Positioned off the entrance hall, the sitting room benefits from a pleasant outlook to the front of the property and provides ample space for a range of furniture arrangements. The room is enhanced by gas central heating and double glazing, ensuring year-round comfort, and flows naturally into the rest of the ground-floor accommodation, making it ideal for both relaxing and entertaining

## KITCHEN

The fitted kitchen/dining room is a well-designed and practical space, offering an excellent hub for family living and entertaining. Arranged to

provide ample storage and worktop space, the kitchen comfortably accommodates a dining area, making it ideal for both everyday meals and social gatherings. French doors open directly onto the rear garden, allowing an abundance of natural light to flood the room while also providing seamless indoor-outdoor access. This bright and welcoming space is further enhanced by double glazing and gas central heating, ensuring comfort and functionality throughout the year.

## BEDROOMS

The first-floor accommodation comprises three well-proportioned double bedrooms, each offering comfortable and versatile living space suitable for family members or guests. The principal bedroom benefits from the added convenience of an ensuite shower room, creating a private and practical retreat. The remaining two double bedrooms are bright and well presented, with easy access to the family bathroom from the central landing. All bedrooms are enhanced by double glazing, contributing to a light and peaceful environment throughout the home.

## BATHROOM & ENSUITE

The property is served by a well-appointed family bathroom, conveniently located off the first-floor landing to serve the secondary bedrooms. In addition, the principal bedroom benefits from its own ensuite shower room, providing a private and practical facility. Both the bathroom and ensuite are well presented and complement the overall layout of the home, offering comfortable and functional accommodation for family living.

## OUTSIDE

To the front, the property is set back from the road and benefits from an open-plan garden, creating an attractive and welcoming approach. A driveway provides off-road covered parking and leads to the garage, offering both convenience and additional storage. To the rear, the garden is accessed via a side gate and is mainly laid to lawn, complemented by a paved footpath and a patio area. This well-arranged outdoor space is ideal for outdoor dining, family activities, or relaxing, while remaining easy to maintain and suitable for year-round enjoyment

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage.

## OUTGOINGS

Council Tax Band currently D. Details can be obtained from the East Suffolk Council.

## VIEWING

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.

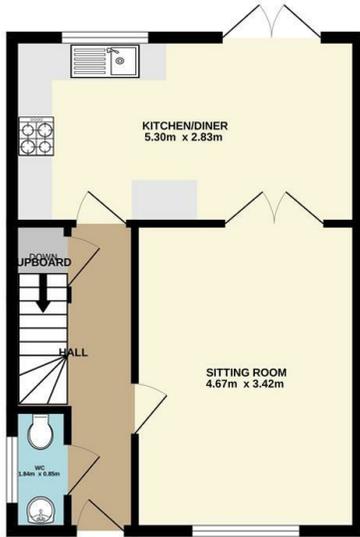
## FIXTURES & FITTINGS

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.





GROUND FLOOR  
39.7 sq.m. approx.

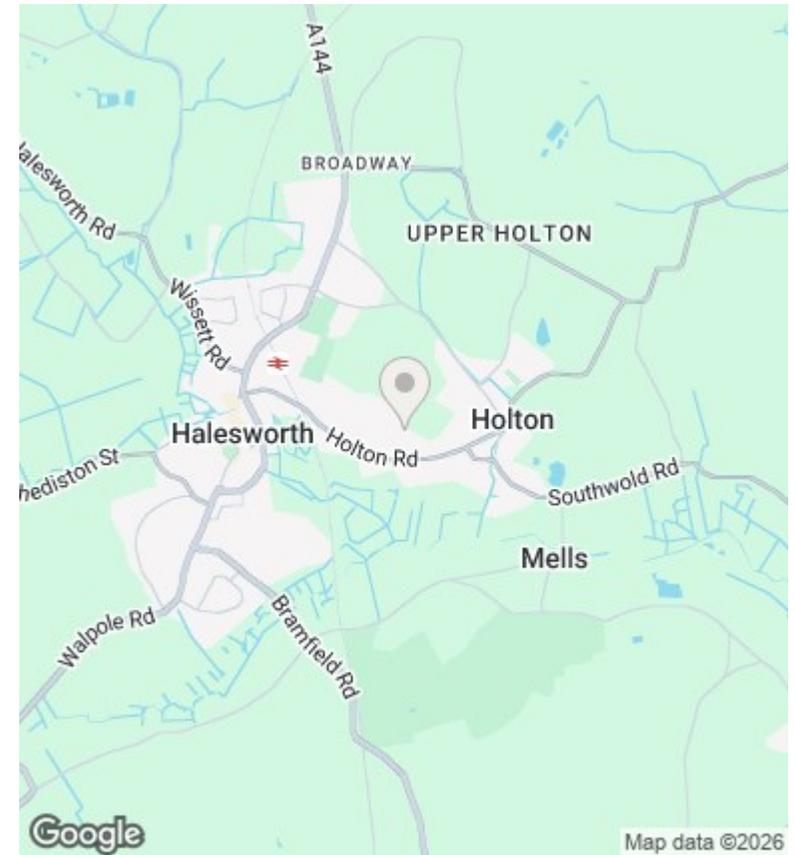


1ST FLOOR  
57.0 sq.m. approx.



TOTAL FLOOR AREA: 96.7 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 My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law 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)	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			
<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)