



## Halesworth, Suffolk

Guide Price £350,000

- £360,000 Guide Price & Sold with No Onward Chain
- Accomodation Over Three Floors
- Sitting on a Substantial Sized Plot with Large Rear Garden
- Open Plan Kitchen and Dining Area
- Downstairs Shower Room & Upstairs Family Bathroom
- Flooded with Character Throughout
- Four Bedrooms with Multi Use
- Modern Kitchen with Separate Utility
- Prime Halesworth Location

# Quay Street, 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 as well as the train station with accessible commuting to London. Combining small-town charm with modern convenience, Halesworth provides a perfect balance of relaxed living and accessibility.



Council Tax Band: C



## DESCRIPTION

**NO ONWARD CHAIN!** This charming four-bedroom, three-storey period terrace is set within the heart of Halesworth, offering a wonderful blend of character features and thoughtful modern updates. The inviting living room flows seamlessly through to a contemporary kitchen, creating an open and sociable space ideal for both everyday living and entertaining. Beyond the kitchen is a generous dining area, along with a practical utility room and a stylish downstairs shower room. The back door opens directly onto the rear garden, providing an easy connection between indoor and outdoor spaces. The first floor hosts three well-proportioned bedrooms along with a family bathroom featuring a desirable four-piece suite. Rising to the second floor, you'll find the spacious fourth bedroom, full of character and natural light. Outside, the property boasts a substantial, tiered rear garden, thoughtfully arranged with lawned areas and patio spaces. Perfect for keen gardeners, families, or those who love to entertain, it offers both versatility and privacy. A beautifully balanced home blending period charm with modern comfort, ideally positioned to enjoy all that Halesworth has to offer.

## LIVING ROOM

The living room is positioned to the front of the home and offers a warm and inviting space, rich in period character. A feature fireplace forms a charming focal point, creating a cosy atmosphere ideal for relaxing or entertaining. From here, doors provide access to the staircase leading to the upper floors, as well as opening through to the contemporary kitchen beyond, allowing the room to flow naturally into the heart of the home while retaining a sense of definition.

## KITCHEN/DINING ROOM

The contemporary kitchen sits at the heart of the home, seamlessly connecting the living room to the dining area to create a practical and sociable layout. Thoughtfully updated, it offers a stylish yet functional space well suited to everyday living and entertaining. Off the kitchen is a generous dining area, providing ample room for family meals and social gatherings, with a back door allowing natural light to flood in and offering direct access to the rear garden. Located off the kitchen is a useful utility room, neatly tucked away to keep household tasks out of sight while providing additional storage

and workspace. This well-considered arrangement enhances the flow of the ground floor and adds to the home's overall practicality without compromising on style or character.

## BEDROOMS

The property offers four well-proportioned bedrooms arranged over the upper two floors, providing flexible and comfortable accommodation. The first floor hosts three bedrooms, each generous in size and adaptable for use as principal and guest rooms, children's bedrooms, or home office space if required. These rooms are served by the family bathroom, which features a desirable four-piece suite. Occupying the second floor is the spacious fourth bedroom, a characterful room filled with natural light. Set apart from the other bedrooms, it offers a peaceful retreat with an added sense of privacy, making it ideal as a main bedroom, guest suite, or additional living or creative space.

## BATHROOMS

The ground floor benefits from a stylish and practical shower room, thoughtfully positioned to serve everyday needs and guests alike. Finished with modern fittings, it provides a convenient addition to the ground-floor accommodation, complementing the living and entertaining spaces. On the first floor, the family bathroom is well appointed with a desirable four-piece suite, comprising a corner shower, separate bath, wash basin and W.C. This generous layout offers both functionality and comfort, catering well to family living while maintaining a clean and contemporary finish.

## OUTSIDE

To the rear of the property is a substantial, tiered garden that has been thoughtfully arranged to offer both versatility and privacy. The garden features a combination of lawned areas and patio spaces, providing ideal settings for outdoor dining, entertaining, or simply relaxing. Well suited to keen gardeners and families alike, the layout allows for different uses throughout the seasons, while the direct access from the house creates a seamless connection between indoor and outdoor living.

## 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/20966

### **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.

### **OUTGOINGS**

Council Tax Band C

### **TENURE**

Freehold



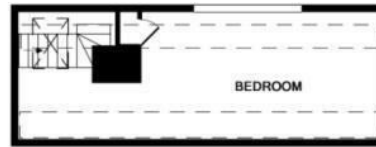




GROUND FLOOR  
APPROX. FLOOR  
AREA 485 SQ.FT.  
(45.1 SQ.M.)



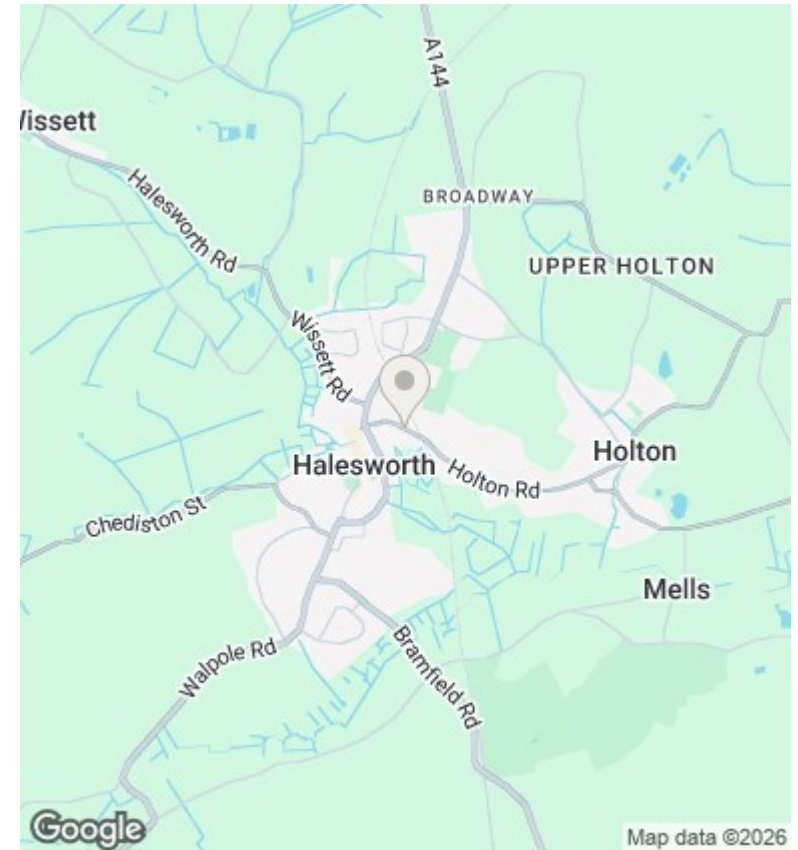
1ST FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1201 SQ.FT. (111.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>			
(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>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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)