



Halesworth, Suffolk

Guide Price £190,000

- £190,000-£200,000 Guide Price
- Extended to Rear with Kitchen/Dining Room
- Vendors Have Found Their Onwards
- Immaculately Presented Throughout
- Fully Enclosed Rear Garden
- Two Double Bedrooms Off Landing
- Close Proximity to Halesworth Market Town

Gainsborough 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: B



DESCRIPTION

Tucked away in a peaceful cul-de-sac within a popular residential location, this charming two-bedroom terrace has been thoughtfully extended and beautifully presented, making it an ideal first home or an excellent investment opportunity. Set back from the road behind a well-maintained front garden, the property opens into a welcoming entrance porch, leading through to a bright and comfortable living room. The living room has been thoughtfully styled with modern contemporary touches, including attractive wall panelling, creating a warm and inviting space with plenty of character. To the rear, the stylishly finished kitchen features elegant cabinetry and fitted units throughout. The generous extension provides valuable additional space for a dining area, with a patio door opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. Upstairs, the property offers two well-proportioned double bedrooms, both accessed from the landing, alongside a modern family bathroom featuring a contemporary three-piece suite. Outside, the neat rear garden has been designed for easy maintenance, combining a lawned area with a paved patio, perfect for relaxing or entertaining during the warmer months. Offering a fantastic blend of character, modern finishes and additional living space, this delightful terrace is a home that is sure to attract plenty of interest and should not be missed.

LIVING ROOM

A welcoming and stylish living room offering a comfortable space to relax and unwind. The room has been thoughtfully finished with modern contemporary touches, including attractive wall panelling, adding depth, character and a sophisticated feel. The space provides a warm and inviting first impression, while the modern styling gives it a fresh and contemporary finish.

KITCHEN/DINING ROOM

A beautifully finished kitchen combining timeless style with a contemporary feel. The cabinetry is complemented by the worktops and fitted units, creating a bright and welcoming space that is both practical and stylish. The kitchen flows seamlessly into the extended dining area, providing plenty of room for a dining table and making it an ideal space for everyday living and

entertaining. Patio door then open directly onto the rear garden, allowing plenty of natural light into the space and creating a lovely connection with the outdoors

BEDROOMS

The property offers two generously proportioned double bedrooms, both accessed from the first-floor landing. Each room provides comfortable and versatile accommodation, with ample space for bedroom furniture and personal touches. Bright, well-presented and ready to make your own, the bedrooms provide peaceful spaces to relax and unwind.

BATHROOM

The modern family bathroom is finished with a contemporary three-piece suite, providing a clean and practical space for everyday use. Thoughtfully presented and well suited to the needs of a modern home, the bathroom complements the stylish finish found throughout the property.

OUTSIDE & PARKING

The property is set back from the road behind a well-maintained front garden, creating a welcoming approach to the home. To the rear, the neat and enclosed garden offers a great balance of lawn and paved patio, providing a versatile outdoor space for relaxing, enjoying the sunshine or entertaining guests. The low-maintenance layout makes the garden easy to enjoy while still offering plenty of potential for adding your own personal touches. There is a car park to the side of the property which has parking available for the property

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

TENURE

Freehold

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.

OUTGOINGS

Council Tax Band B

SERVICES

Mains gas, electricity, water and drainage

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





Gross internal area: 38.3 m² (412.1 ft²)
Net internal area: 36.8 m² (396.4 ft²)



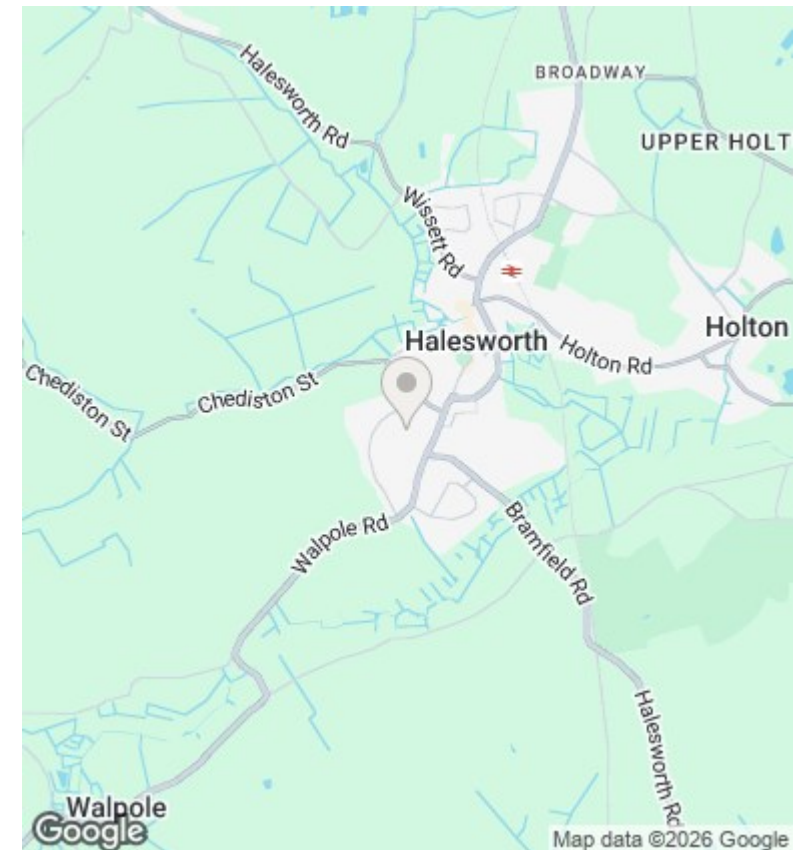
This plan is for illustrative purposes only. Plan not to scale.

Ground Floor

Gross internal area: 28.5 m² (307.0 ft²)
Net internal area: 25.8 m² (278.0 ft²)



First Floor



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		
(81-91) B		87
(69-80) C	74	
(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