



Halesworth, Suffolk

Offers Over £375,000

- £375,000 Guide Price
- Three Double Bedrooms
- Immaculately Presented Throughout
- Open Plan Living/Dining Area
- Meticulously Renovated Inside and Out
- Newly Fitted Kitchen with Brand New Appliances

Warwick Avenue, 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: C



DESCRIPTION

A beautifully renovated three-bedroom detached bungalow, occupying a desirable position in one of Halesworth's most sought-after areas. Meticulously renovated both inside and out, this exceptional property combines contemporary finishes with a practical and welcoming layout, offering a wonderful opportunity for those seeking a stylish yet easy-to-maintain home. Upon entering, you are welcomed into a bright and inviting entrance porch, which leads through into the impressive open-plan living and dining area. This generous space provides an ideal setting for both relaxing and entertaining, featuring an attractive open-fire surround, dual windows allowing plenty of natural light, and an open connection through to the newly fitted kitchen. The newly installed kitchen has been thoughtfully designed with both style and practicality in mind, offering a range of modern fitted units, ample storage and worktop space. Integrated appliances include a dishwasher, while a tower housing the oven sits alongside a hob with extractor above. The kitchen also benefits from access to a separate utility room, providing additional storage and dedicated space for appliances, together with a door leading directly out to the rear garden. Moving towards the rear of the property, there are three well-proportioned double bedrooms, providing excellent flexibility for family, guests or home working. The principal bedroom benefits from built-in wardrobes, providing useful integrated storage. Completing the accommodation is the beautifully appointed four-piece family bathroom, featuring a modern bath, separate shower enclosure with glass screen and rainfall shower over, wash basin and WC. The room has been finished to complement the quality and attention to detail found throughout the rest of the property. Externally, the property continues to impress. The easy-maintenance garden wraps around the bungalow, providing a pleasant outdoor space without demanding extensive upkeep. A garage offers valuable additional storage and parking, while the front of the property is enclosed by a five-bar gate, adding a wonderful sense of privacy and security. Having undergone a comprehensive renovation, this is a home that is ready to move straight into, with considerable attention having been paid to both presentation and functionality. A rare opportunity to acquire a detached bungalow in a highly desirable part of Halesworth, offering three double bedrooms, superb open-plan living accommodation, a brand-new kitchen, beautifully finished bathroom, garage and private wraparound gardens.

LIVING AREA

A welcoming and beautifully presented open-plan living and dining area forms

the heart of the home, offering a bright and versatile space for both everyday living and entertaining. The room benefits from dual windows, allowing an abundance of natural light to flood the space, while the attractive open-fire surround creates a warm and inviting focal point. The open-plan layout provides a seamless flow through to the newly fitted kitchen, creating a sociable and practical arrangement ideal for modern living. There is ample room for comfortable seating and a dining table, with the generous proportions providing plenty of flexibility for furniture placement.

KITCHEN & UTILITY

The property benefits from a brand-new, contemporary fitted kitchen, thoughtfully designed to combine style with practicality. The kitchen offers a generous range of fitted units, providing plenty of storage and useful worktop space, while a dedicated oven tower houses the oven for a sleek and streamlined finish. Further features include a modern hob with extractor above and an integrated dishwasher, creating a well-equipped kitchen ideal for everyday use. The kitchen also provides access to the separate utility room, which offers additional space for appliances and storage, together with a convenient door leading directly out to the rear garden. With its modern fittings, excellent storage and practical connection to the utility room and garden, this is a superb kitchen space that is both functional and stylish.

BATHROOM

The property features a beautifully appointed four-piece family bathroom, finished to a high standard as part of the extensive renovation. The suite comprises a modern bath, a separate shower area with a stylish glass screen and rainfall shower, alongside a contemporary wash basin and WC. The clean, modern finish creates a fresh and relaxing space, while the four-piece layout provides the practicality and flexibility expected of a modern family bathroom.

BEDROOM

The property offers three well-proportioned double bedrooms, all positioned towards the rear of the bungalow and providing comfortable and versatile accommodation. The principal bedroom is a particularly spacious room and benefits from built-in wardrobes, providing excellent integrated storage while maintaining a clean and uncluttered feel. The two further double bedrooms offer plenty of flexibility and could be used to suit a variety of needs, whether as additional bedrooms, guest accommodation, a home office or hobby space. Together, the three bedrooms provide well-balanced accommodation ideal for a range of buyers.

OUTSIDE AND GARAGE

Externally, the property continues to impress with an easy-maintenance wraparound garden, providing attractive outdoor space extending around the bungalow while keeping upkeep to a minimum. The garden offers a pleasant area to enjoy the outdoors and complements the property perfectly. To the front, the property is approached through a five-bar gate, creating a good degree of privacy and a secure, enclosed feel. The combination of the gated frontage and surrounding garden gives the property a particularly private and peaceful feel. The property also benefits from a garage, providing valuable additional storage and practical space for a vehicle, bikes, gardening equipment or other household items. Together, the garage, gated frontage and low-maintenance wraparound garden provide excellent external amenities to complement this beautifully renovated bungalow.

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

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.

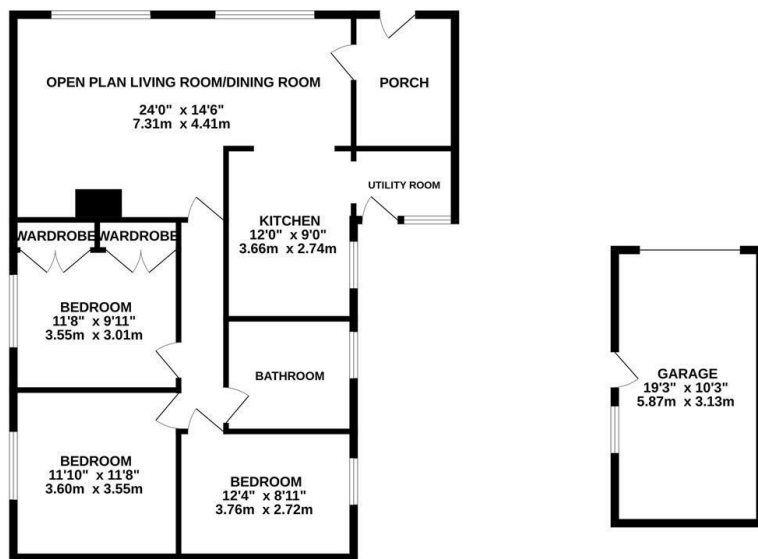
SERVICES

Mains gas, water, electricity and sewerage

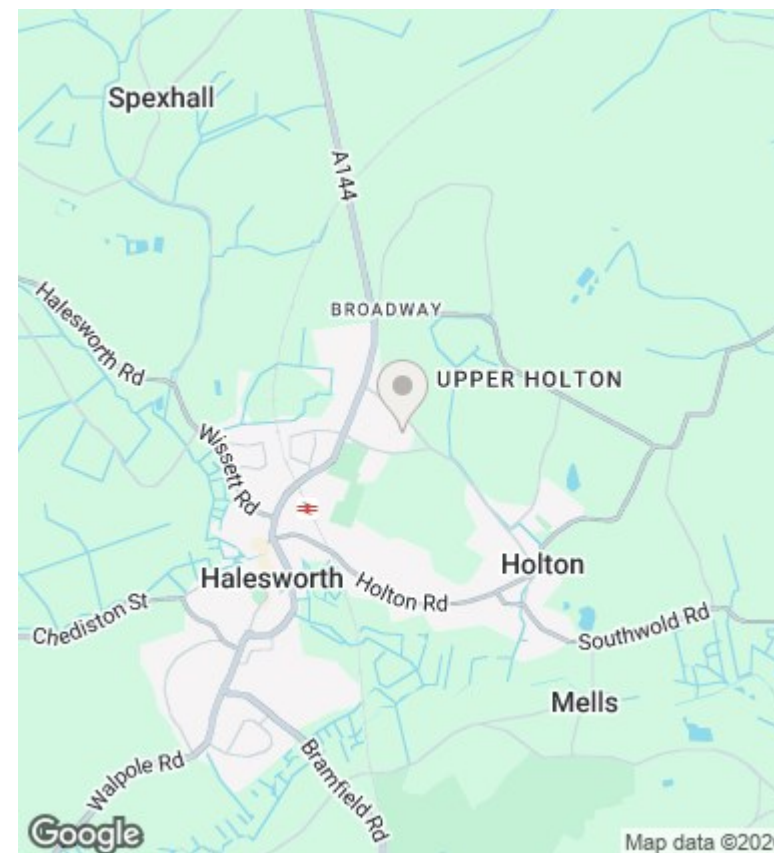




GROUND FLOOR 1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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 misstatement. 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 listed and no guarantee is given as to their operability or efficiency can be given.
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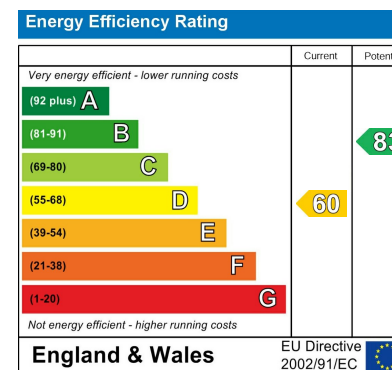


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com