



31 The Avenue, Halesworth

Offers Over £240,000



# 31 The Avenue

## Halesworth

Within the charming Suffolk town of Halesworth, this semi-detached house offers an opportunity to acquire a modern family home with spacious and flexible accommodation. Recently undergoing a full renovation, the interior showcases an open-plan kitchen/dining/living area, an extended utility room at the rear, three bedrooms, a family shower room and the potential for a fourth bedroom within the loft room (stpp). Externally, you will find a generous size garden and a driveway providing off-road parking. Make this residence your home and experience all it has to offer.

### Location

About ten miles inland from the Suffolk Heritage Coast, in north-east Suffolk, is the charming market town of Halesworth. Featuring a variety of wonderful businesses, independent shops, whole foods, and regional restaurants in the town centre. The East Suffolk line's connectivity to Norwich and London Liverpool Street makes Halesworth railway station an excellent place to live. Halesworth, which has a rich brewing, malting, and agricultural heritage, is now a charming combination of old and contemporary construction, giving the locals access to modern conveniences without losing touch with their historical origins.







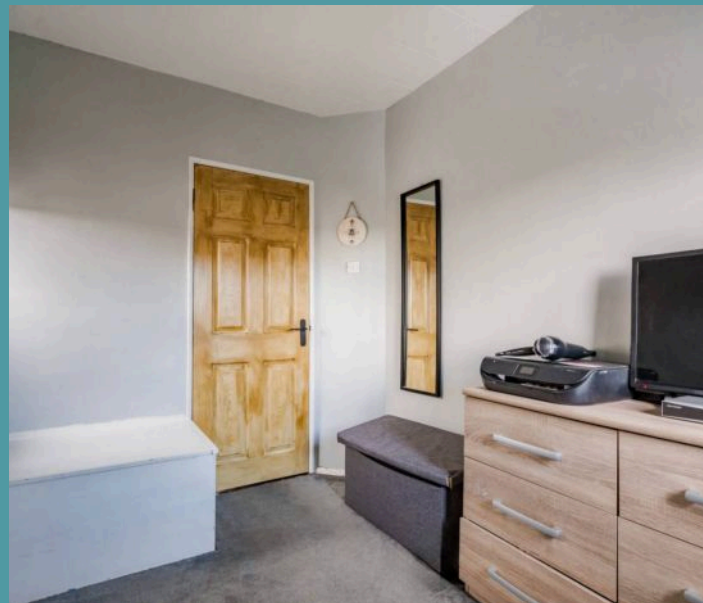
## 31 The Avenue

### Halesworth

Upon entering, you are immediately drawn to the open-plan kitchen/dining/living room that serves as the heart of the home. The space is enhanced by modern fixtures and fittings, including sleek wall and base units, integrated appliances and plenty of space for a dining table, to elevate your cooking and dining experience. Seamlessly flowing into the living area, accentuated by a feature fireplace, inviting relaxation and entertaining.

The property has been thoughtfully extended at the rear to include a versatile utility room, providing additional storage space and practical areas for all your laundry needs. This clever addition integrates with the existing layout, offering convenience and efficiency for the modern lifestyle.

Ascend to the upper floor, where you will encounter three bedrooms and a family shower room, offering the utmost comfort and privacy. For those seeking additional space, the loft room presents the potential for a fourth bedroom, subject to the necessary planning permissions.







## 31 The Avenue

### Halesworth

Outside, the generous size garden offers endless possibilities for outdoor activities and enjoyment. Whether that is relaxing on your seating arrangements on the patio area, hosting summer bbqs on the lawn, or gardening. A store outbuilding complements the garden, offering practical storage solutions for all your outdoor equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a brick-weave driveway providing ample off-road parking.

### Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council tax band: B

Upvc windows and doors throughout.







## 31 The Avenue

### Halesworth

- Semi-detached residence situated in the Suffolk town of Halesworth
- Family home with spacious and flexible accommodation that can adapt to your own preferences and style
- Recently undergone a full renovation with a contemporary design
- Open-plan kitchen/dining/living room, enhanced by modern fixtures and fittings, as well as a feature fireplace
- Extended at the rear to create a versatile utility room, creating additional storage and areas for your laundry essentials
- Three bedrooms and a family shower room
- Potential for a fourth bedroom in the loft room (stpp)
- Generous size garden offering endless possibilities for outdoor activities and enjoyment, with a store outbuilding
- Brick-weave driveway providing ample off-road parking
- Close to local shops, transport, healthcare facilities and schools

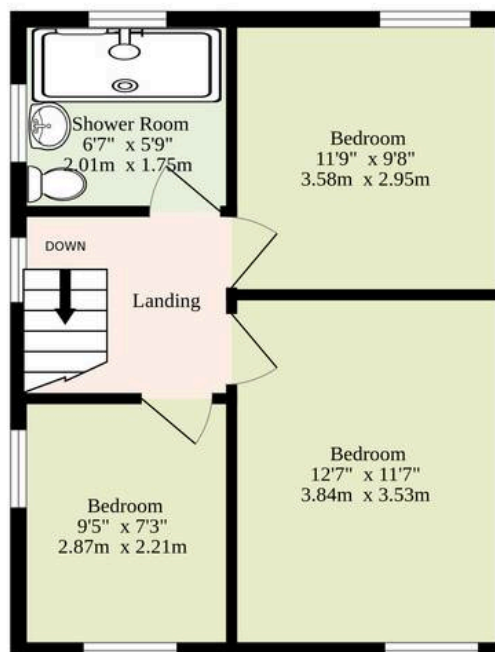




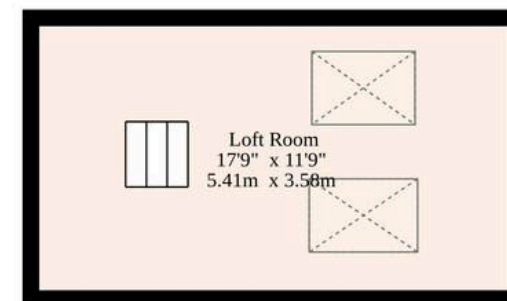
Ground Floor  
634 sq.ft. (58.9 sq.m.) approx.



1st Floor  
374 sq.ft. (34.7 sq.m.) approx.



Loft Room  
213 sq.ft. (19.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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.

Made with Metropix ©2025

