



113 Bedingfield Crescent, Halesworth
Minors & Brady



A credit to the current owner, this immaculate bungalow has been maintained to an exceptional standard throughout. Positioned on a corner plot on the edge of Halesworth, the property offers bright and practical accommodation with a genuine sense of care evident in every room. The layout includes a spacious sitting room, modern kitchen/dining room, two bedrooms and a contemporary shower room, all presented in excellent order. Outside, a private enclosed patio provides the perfect space for relaxing or entertaining. Numerous improvements have been made in recent years, ensuring a low-maintenance home both inside and out. Combined with its convenient location and proximity to the Suffolk coast, it presents an excellent opportunity for a wide range of buyers.

- Immaculately presented throughout with a high standard of care and upkeep
- Bright and spacious sitting room centred around an attractive electric fireplace
- Generous kitchen/dining room with integrated appliances and breakfast bar
- Principal bedroom with French doors opening onto the private patio garden
- Further well-proportioned second bedroom with flexible use potential
- Contemporary shower room fitted with a corner enclosure and thermostatic controls
- Recent improvements including redecoration, re-skimming and new light fittings
- Modern boiler installed approximately three years ago and windows under guarantee
- Enclosed, low-maintenance patio garden with newly installed boundary fencing
- Corner plot position with security lighting, burglar alarm and easy access to local amenities and the Suffolk coast

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113 Bedingfield Crescent

Halesworth

The Location

Bedingfield Crescent is located in the market town of Halesworth, in north Suffolk, an area known for its mix of small-town charm and practical amenities. The town centre, a short walk or drive away, hosts a range of local shops including a grocery store, a bakery, a pharmacy, a couple of cafés, and small independent retailers, along with a weekly market offering fresh produce. There are also a number of pubs and casual eateries within a few minutes of the Crescent.

For families, Edgar Sewter Community Primary School is the closest primary school, easily reachable by a short drive or cycle, while secondary education typically involves travel to nearby towns. Health services are well-represented locally: a GP surgery is within a few minutes' drive, complemented by dental practices, and minor outpatient and clinic services are available within Halesworth itself. The nearest hospital for more comprehensive care is a short car journey away.

Transport links make Halesworth accessible despite its small size. The town's railway station is within walking distance and provides connections to larger towns and cities along the East Suffolk line. Local bus services link Halesworth with surrounding villages and towns, and major roads nearby allow convenient travel to Ipswich, Norwich, and the Suffolk coast.

Living on Bedingfield Crescent offers a balanced lifestyle: quiet residential streets and access to open countryside are complemented by practical amenities, local shops, schools, and healthcare facilities. The town's community-oriented feel, coupled with easy transport connections, makes it suitable for both families and commuters.





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Beddingfield Crescent, Halesworth

Occupying a manageable corner plot on the outskirts of Halesworth, this immaculately presented semi-detached bungalow offers an exceptional opportunity for those seeking a home that is ready to move straight into.

Having been meticulously maintained and thoughtfully improved by the current owner since purchase, the property feels fresh, welcoming and wonderfully cared for throughout. Recent enhancements include redecoration and re-skimming across the home, new lighting fittings, replacement fencing, a modern boiler installed approximately three years ago, and windows that continue to benefit from a five-year guarantee, providing valuable peace of mind for the next owner.

The accommodation begins with a practical entrance porch, leading through to a central hall that connects each room. The sitting room is a bright and comfortable space, enhanced by large windows that draw in natural light throughout the day. An electric fireplace provides an attractive focal point, creating a warm and inviting environment to relax with family and friends.

Positioned to the rear of the property, the generously sized kitchen/dining room serves as the heart of the home. Offering excellent worktop and storage space, the room is well-equipped for everyday living and provides ample room for dining. Integrated appliances and a breakfast bar further enhance the practicality of the space, while its size makes it ideal for both quiet mornings and entertaining guests.



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The bungalow offers two well-proportioned bedrooms. The principal bedroom enjoys a particularly pleasant outlook towards the enclosed patio area and benefits from French doors that open directly outside, creating a lovely connection between the indoor and outdoor spaces.

The second bedroom provides flexible accommodation and would work equally well as a guest room, hobby room or home office depending on individual requirements. Both bedrooms are finished with quality Axminster carpets, reflecting the level of care evident throughout the property.

Serving the accommodation is a modern shower room, fitted with a corner shower enclosure and thermostatic controls. Well-appointed and neatly presented, it complements the overall condition of the home.

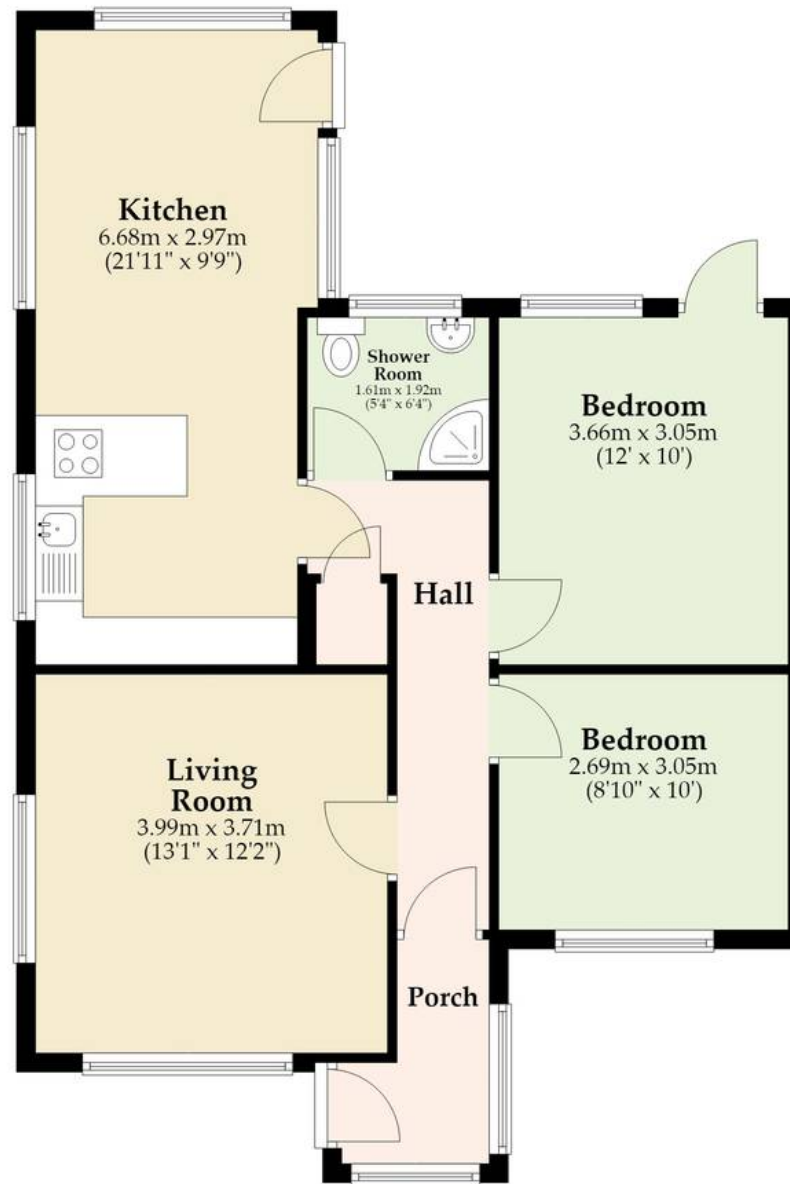
Outside, the enclosed patio garden has been designed with ease of maintenance in mind, providing a private and sheltered space to sit, dine outdoors or simply enjoy the warmer months without the demands of extensive upkeep. Newly installed fencing enhances both privacy and appearance, while security lighting and a burglar alarm offer additional reassurance.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Ground Floor

Approx. 68.1 sq. metres (733.2 sq. feet)



Total area: approx. 68.1 sq. metres (733.2 sq. feet)

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.

Plan produced using PlanUp.

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