



Palfrey Place, Halesworth - IP19 8DF



## Palfrey Place

Halesworth

Offered in EXCELLENT condition and only FIVE YEARS OLD, this deceptively spacious modern THREE BEDROOM SEMI-DETACHED HOME built by "Heritage Developments" offers DRIVEWAY PARKING to the side for a number of vehicles and a DETACHED GARAGE as well as SUNNY REAR GARDENS all within an approximate 1 mile walk to the town centre of Halesworth. The property is finished to a good specification with GAS FIRED UNDERFLOOR HEATING throughout the ground floor as well as INTEGRATED KITCHEN/BREAKFAST ROOM. To the rear there is a spacious sitting room with doors onto the garden and a W/C on the ground floor. On the first floor there are THREE AMPLE BEDROOMS with an EN-SUITE to the main bedroom as well as family bathroom. With the property being a modern well insulated home it also boasts an excellent energy efficiency rating of 84 (B).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Semi Detached Home
- Recently Built Within 5 Years
- Sought After Small Development
- Edge of Popular Market Town
- Sitting Room Opening Onto Garden
- Modern Integrated Kitchen
- Three Bedrooms & Two Bathrooms
- Sunny Garden, Driveway & Garage

With the coastline of Suffolk a 20 minute drive away, the market town of Halesworth is centred around a pedestrian precinct with a wide variety of independent shops. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

#### SETTING THE SCENE

Approached via the small cul-de-sac development there is a small front garden with shrubs and paved pathway leading to the main entrance door. To the side of the house there is driveway parking for a number of vehicles leading to the detached single garage. You will find a secure side gate leading to the rear garden.



## THE GRAND TOUR

Entering via the main front door into the entrance hallway with stairs leading to the first floor landing, there is also wood effect flooring with underfloor heating throughout the ground floor and the w/c. The modern integrated kitchen is found to the front of the house with a range of fitted units and wood effect worktops over. Appliances include dishwasher, fridge/freezer and washing machine with double eye level oven and electric hob with extractor fan over. There is also a breakfast bar and wood effect flooring. The main sitting/dining room can be found to the rear of the house with double doors opening onto the garden. The reception offers wood effect flooring and a feature fireplace as well as a built in storage cupboard. Heading up to the first floor landing there is a loft hatch access and built in airing cupboard. To the rear of the house there is a single bedroom currently used as an office as well as the main bedroom benefiting from an en-suite shower room. To the front there is a further double bedroom and the family bathroom, nicely tiled with shower over the bath.

## FIND US

Postcode : IP19 8DF

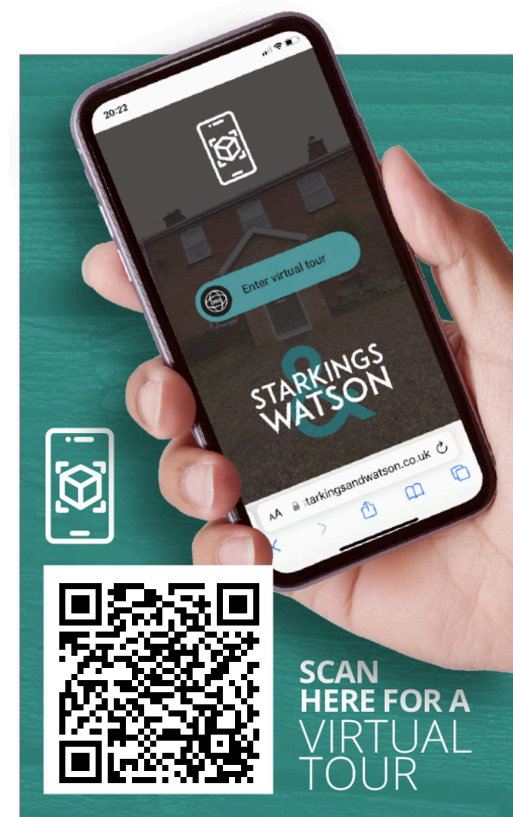
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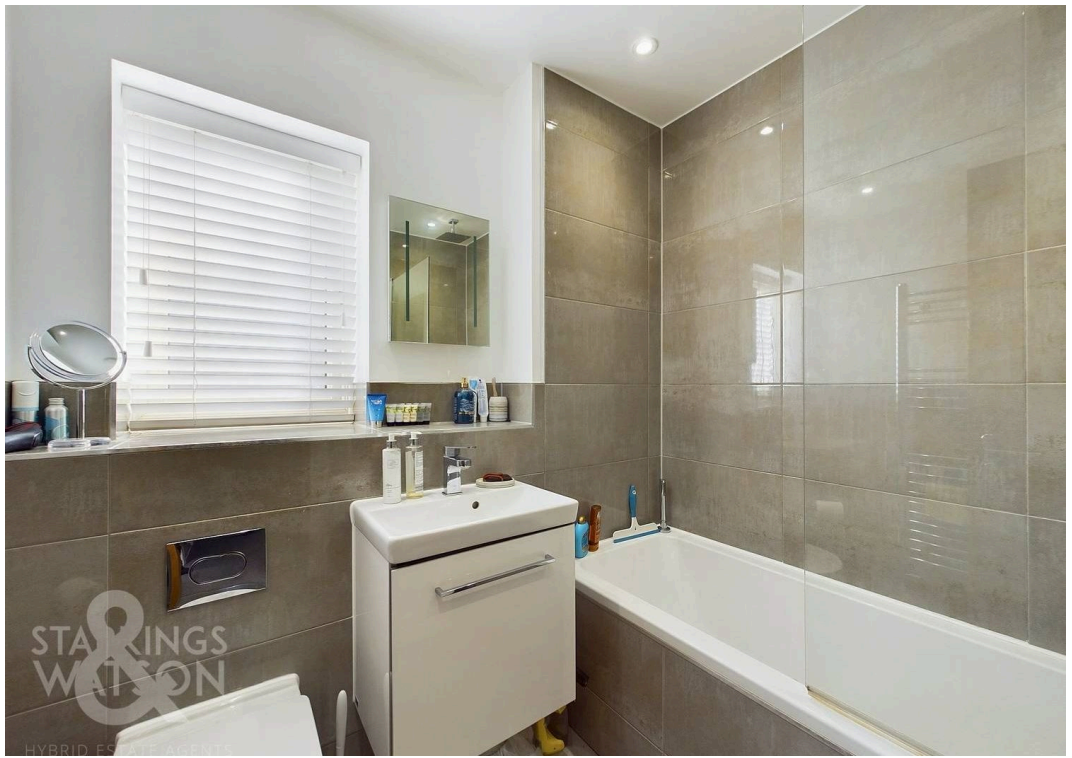
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Communal costs payable of approx £460 PA for the upkeep of the development. Mains water, electricity and drainage are connected. Heating is gas fired central heating with the ground floor having under floor heating throughout and the first floor the heating is all via radiators.







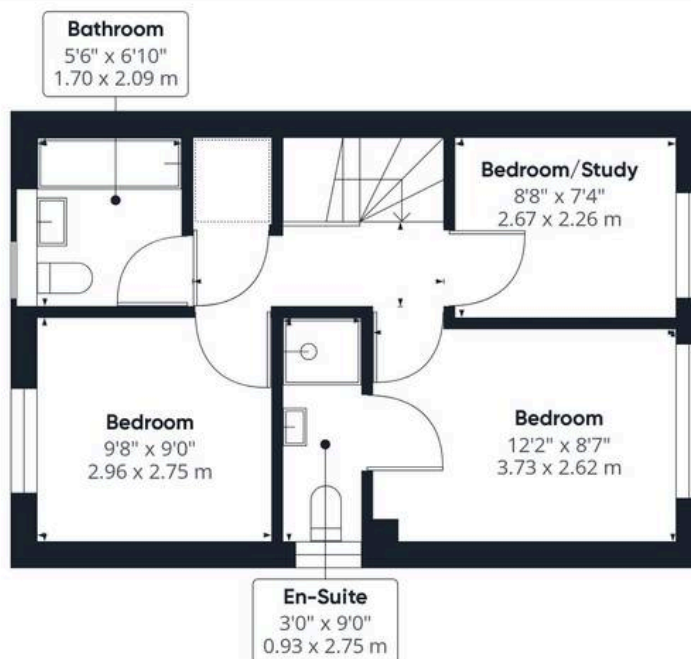
## THE GREAT OUTDOORS

The private and sunny rear garden is fully enclosed with a combination of brick wall and timber fencing. There is a paved patio and well kept lawn with secure side gate leading to the side driveway and garage. The detached garage offers an up and over door to the front with power and light with storage above.





Ground Floor



Floor 1

Approximate total area<sup>10</sup>

774.71 ft<sup>2</sup>

71.97 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.