



1 EARLS CLOSE
HALESWORTH IP19 8DT



A deceptively spacious, completely renovated detached bungalow, sitting in a quiet cul-de-sac location with off road parking and beautiful garden.

Sitting in a desirable quiet cul-de-sac location, this charming bungalow has been completely modernised and refurbished, creating a spacious and immaculate home, ready to move straight in to. Leading up the pretty pathway, you are welcomed into the entrance porch, leading you to the hallway. Bedroom one and two are both double rooms, overlooking the front aspect, bedroom one boasts fitted wardrobes that will be left within the sale of the bungalow. There is a cupboard in the hallway for storage but is also where the fuse box and solar panel metres are located. Access to the loft is in the hallway, which has all been insulated, partially boarded and has a pull down loft ladder. The family bathroom can also be found off the hallway, which boasts a spacious double walk in shower, toilet and basin. Through to the main heart of the home, the open plan sitting/dining/kitchen area. The sitting room/diner has a cosy wood burning stove and French doors leading straight out to the rear garden. The galley style kitchen has been beautifully refurbished with a range of base and wall units, integrated induction hob, electric oven and space for further appliances. There is also access straight out to the garden from the kitchen. From the kitchen, you will notice the garage conversion which the current vendor has completed. This provides separate living, if desire. The second family bathroom boasts a further walk in shower, toilet and basin and then a double bedroom which overlooks the front aspect. Outside, you have a well manicured garden to the front, side and rear of the bungalow. This consists of two wood stores, one shed and lead to, a beautiful herb garden, wild flower meadow and pond. The driveway has off road parking for two vehicles and further parking is available within the cul-de-sac.

Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast.

The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east

TENURE Freehold - Vacant possession of the freehold will be given upon completion.

SERVICES Mains water, drainage and electricity are connected. Heating is provided by way of electricity via the radiators and a fire wood burner. The electric radiators are ran via solar panels, batteries and main electricity. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY - East Suffolk Council – Tax band C

VIEWING -Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

EPC - D. Please note, this EPC is prior to the renovations taking place so a new EPC will be a lower rating.

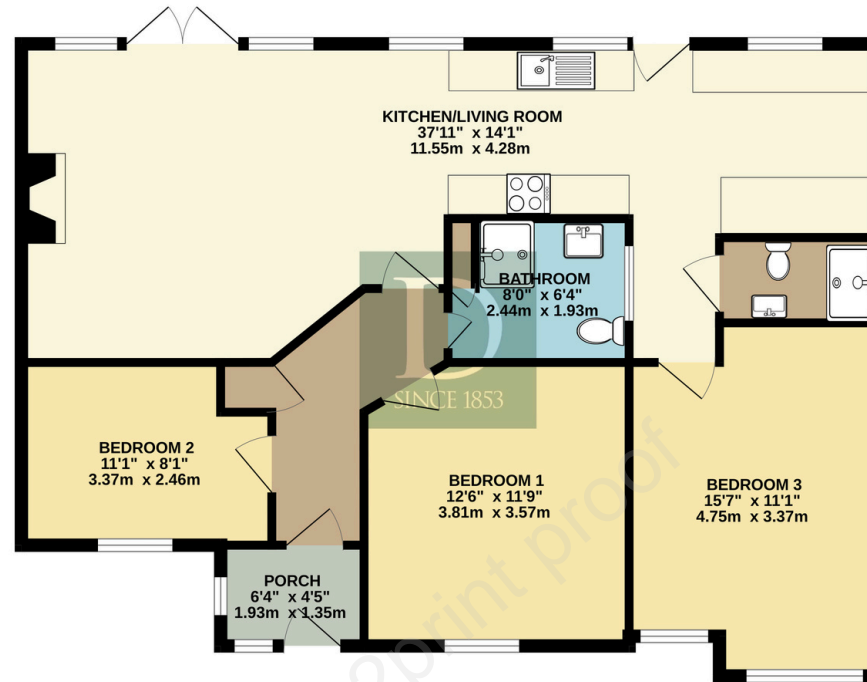
AGENTS NOTES -Please note, since the vendors ownership, they have completely rewired the bungalow in October 2022. Cavity wall insulation and internal insulation boards added on the external walls in July 2022. The vendors have rebuilt the substandard utility, converted garage, replaced the windows and internal modifications as building regulations. Planning permission and building regulations required and the works have all been signed off.





FLOOR PLAN

GROUND FLOOR
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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.
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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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