



42 LANSBURY ROAD
HALESWORTH, IP19 8SA



A three bedroom semi detached bungalow with on road parking, and beautiful garden, all within walking distance to Halesworth town centre.

Stepping through the front door you are welcomed into the entrance hallway where there is a cupboard for storage. To your left, you have the kitchen which has a range of base and wall units and space for appliances, all overlooking the front aspect. The sitting room/diner is a generous room with sliding doors to the front and flooded with natural light. The family bathroom has a walk in double shower, toilet and basin. Bedroom one and two are double rooms overlooking the rear aspect and bedroom three is a small single room. Outside, to the front of the property there is on road parking available. The garden is shingled to the front and side and lawned to the rear, all ready for any new buyer to enjoy!

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. A SIMILAR DISTANCE AWAY IS THE HERITAGE COASTLINE AND THE NATURE RESERVES OF MINSMERE AND DUNWICH. HALESWORTH HAS SO MUCH TO OFFER FROM THE HALESWORTH ARTS FESTIVAL AND NUMEROUS OTHER EVENTS AT THE CUT ARTS CENTRE, THE ANNUAL INK FESTIVAL WHICH ENCOURAGES ASPIRING WRITERS, THE LATITUDE MUSIC FESTIVAL AT HENHAM.

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of electric storage heaters. (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 A

EPC – E

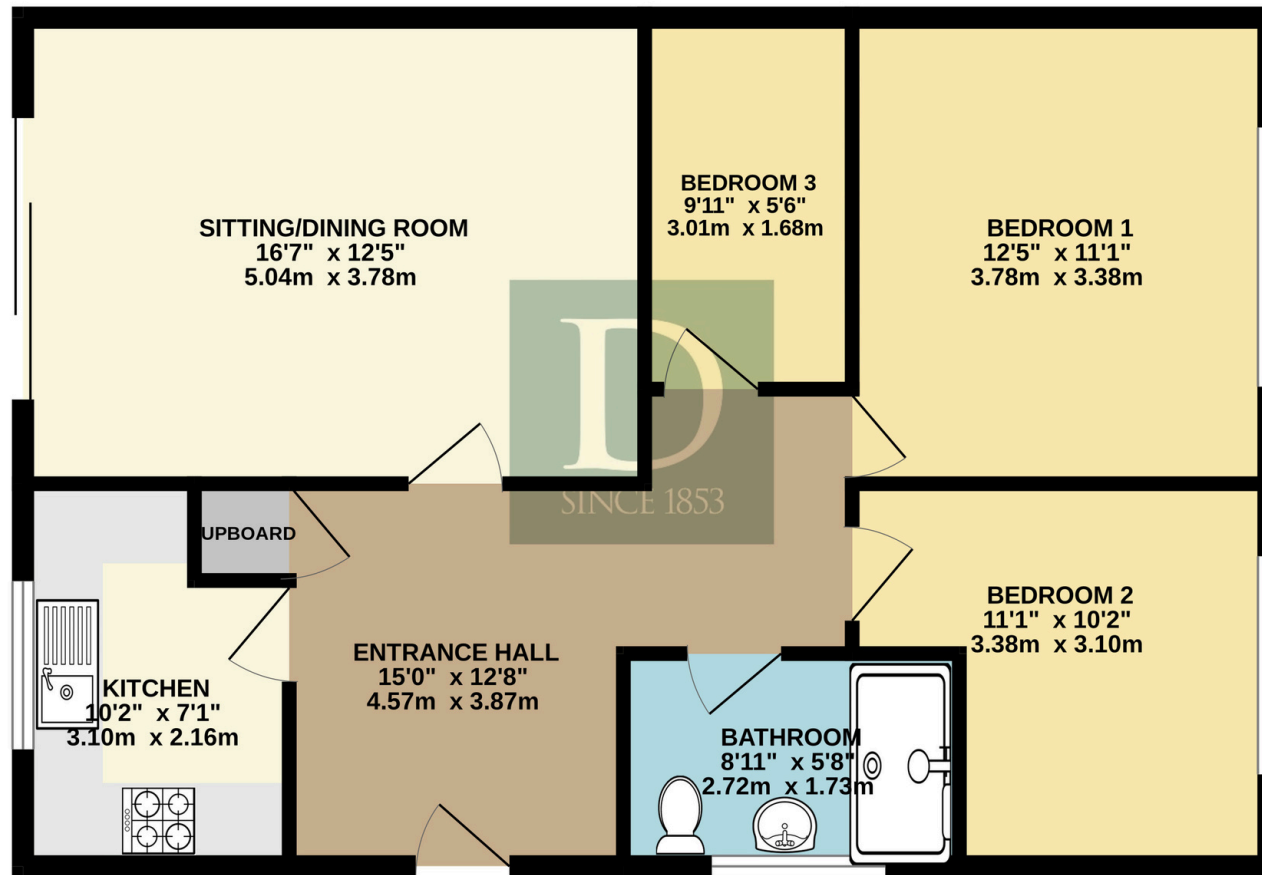
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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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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