



WILLOW DEANE  
WISSETT ROAD, HALESWORTH, IP19 8PU



## A deceptively spacious detached, two bedroom bungalow, with off road parking, double garage and garden.

Offered chain free, this property is in need of modernisation although is ready for any buyer to put their own stamp on! Stepping through the front door, you are welcomed into the entrance porch, leading to the hallway. To the right, you have bedroom one which is a double room that overlooks the front aspect through the bay window. Bedroom two is a further double room that overlooks the rear aspect. The sitting room is a generous size, with sliding patio doors out to the garden, access to the dining room which overlooks the front aspect and a cosy open fireplace. The kitchen has a range of base units, space for appliances and is dual aspect. From here you have the rear lobby, which provides access to the garden room, airing cupboard with toilet and basin and the family bathroom. The bathroom boasts a corner shower, separate bath, toilet and basin.

Outside, from Wissett Road, you approach the property and will see the off road parking that is available on the driveway and access to the double garage through the up and over garage doors. The garden is a great project for any prospective buyer and is quite spacious and spread over the front, side and rear of the property.

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.

**SERVICES** - Mains water, drainage and electricity are connected. Heating is provided by way of gas fired central heating, the boiler was last serviced December 2023. (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

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

**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

GROUND FLOOR  
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12/2023

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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 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.

### CONTACT US

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