



1B THE STREET  
WISSETT, IP19 0JE



A delightful end of terrace house, in the conservation area, yet within two miles from Halesworth and offered chain free. Benefitting from three bedrooms, reception room, kitchen/breakfast room, garage and garden.

Offered chain free, previously used as a rental property, this house is one to view! Leading up the pretty pathway, you are welcomed through the main front door into the spacious entrance hallway, with WC and stairs up to the first floor. The sitting room is a generous size, overlooking the front aspect. From here you have the kitchen/dining room, which overlooks the rear aspect and has a range of cream base and wall units, breakfast bar, integrated electric oven and hob and space for further appliances. French doors lead straight out to the rear garden. Upstairs on the first floor, you have the spacious master bedroom which is a large double room, with en-suite shower room. There are two further bedrooms and a family bathroom which boasts a separate bath, toilet and basin. The airing cupboard houses the water tank and is fully shelved providing storage. Outside, this charming house is approached via a picket fence and gate, leading up to the main front door via the pathway. The large front garden is mainly laid to lawn and extends to the side of the property. The rear garden is all enclosed, with a pathway leading to the single garage with an 'up and over' garage door. Off road parking is available for three vehicles on the driveway.

This property is located off a quiet lane, with far reaching views across the fields. Wissett is close to the market town of Halesworth. 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.



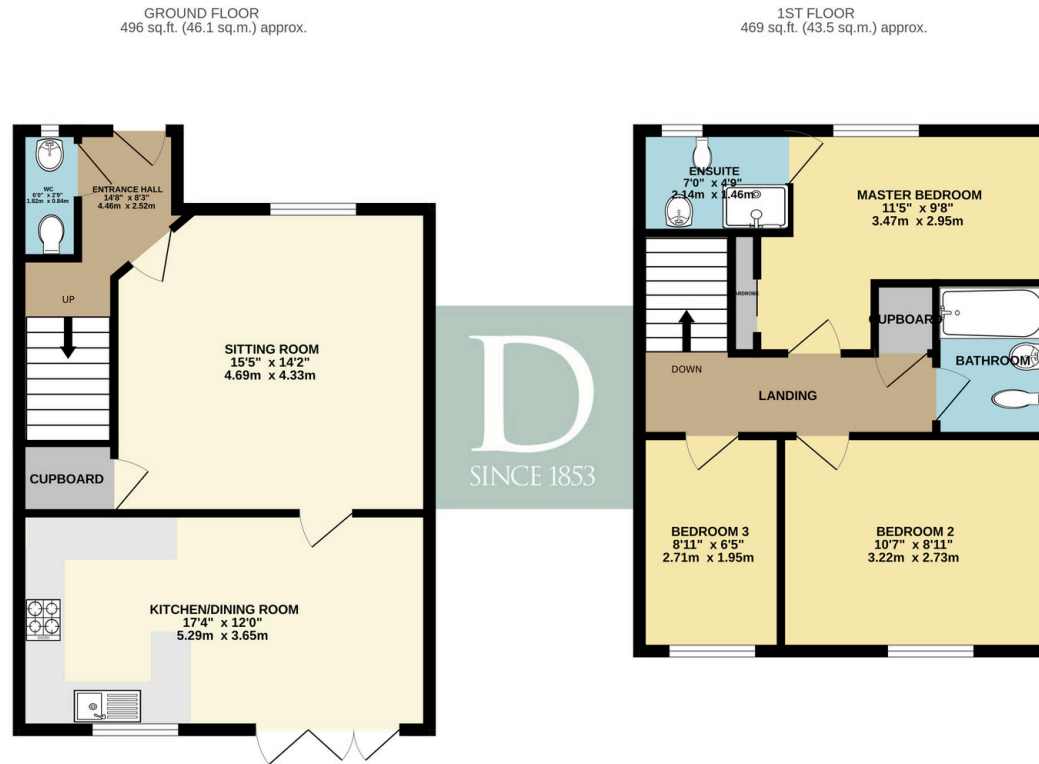
Tenure – Freehold - Vacant possession of the freehold will be given upon completion. SERVICES Mains water, drainage and electricity are connected. Heating is provided by way of electricity via the wet radiator system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot 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. 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. EPC – TBC





NO ONWARD  
CHAIN

## FLOOR PLAN



TOTAL FLOOR AREA: 965 sq.ft. (89.6 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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### CONTACT US

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