



5 PALFREY PLACE
HALESWORTH, IP19 8DF



5 Palfrey Place is a beautiful detached house, sat within a corner plot, on an popular development close to Halesworth town centre. High specification throughout, with four double bedrooms, two bathrooms and three reception rooms, this one is not to be missed!

Leading to the property, you are welcomed up the pathway to the front door with porch, which is where you will see the first glimpse of space that this house has to offer! Stepping through the main front door you are welcomed into the wide entrance hallway, which is flooded with natural light, this really is the perfect warm welcome. To the left is the office, previously advertised as a dining room, however is a versatile room that could also be used as a play room or downstairs bedroom. The sitting room provides a cosy, yet bright feel, with fireplace with gas fire and patio doors out to the rear garden.

The kitchen/diner really is the star of the show, with a modern stylish feel throughout, this is the area which is the heart of the home. There are a range of integrated appliances, worktops and breakfast bar. The appliances are, fridge/freezer, dishwasher, oven and hob. All appliances have been updated and have been well looked after. Located perfectly next to the kitchen, you have the utility room with further space for appliances and access out to the garden.

Upstairs, off the spacious bright landing, complete with airing cupboard for storage. The master bedroom is a large room, with a double fitted wardrobe and en-suite shower room. Bedroom two and three are both double rooms with fitted wardrobes. Bedroom four is a further double room overlooking the front aspect. The family bathroom boasts a bath, shower over, toilet and basin.

Outside, there is off road parking on the driveway to the front of the single garage, boasting an up and over door. The garage is a generous size, with lots of space for storage, although offers the potential to convert to a home office, if desired. The delightful rear garden is beautifully lawned, with patio area, perfect to entertain guests! This property is immaculate and is ready for any new buyer to move straight in to!

SERVICES - MAINS WATER, ELECTRICITY AND DRAINAGE ARE CONNECTED. HEATING IS GAS FIRED CENTRAL HEATING. THE GROUND FLOOR HAS UNDER FLOOR HEATING THROUGHOUT AND THE FIRST FLOOR THE HEATING IS ALL VIA RADIATORS. THE BOILER WAS LAST SERVICED IN FEBRUARY 2021. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS, OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY - SOUTH NORFOLK COUNCIL - TAX BAND E

VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.





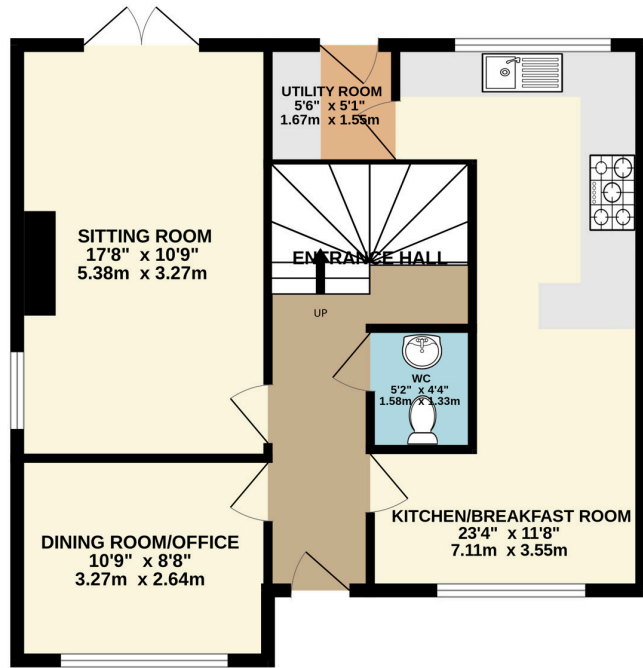
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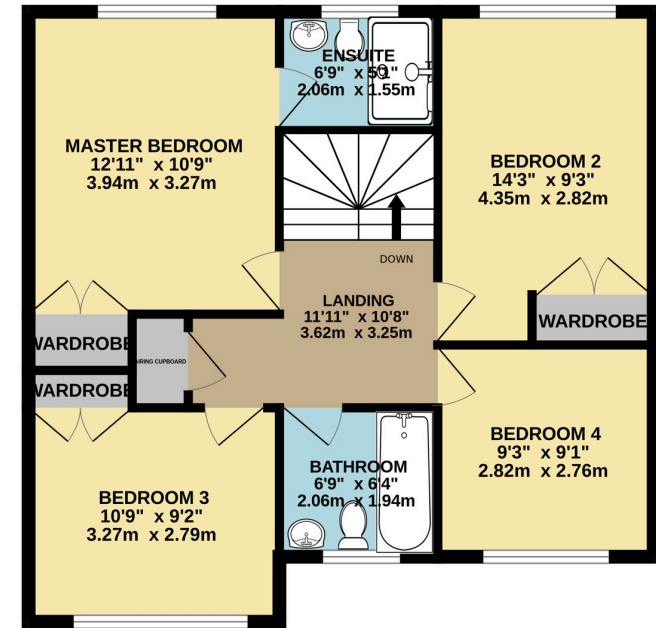


FLOOR PLAN

649 sq.ft. (60.2 sq.m.) approx.



655 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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