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DURRANTS
SINCE 1833
FOR SALE
01986 872553
DURRANTS.COM

48 HERON ROAD
SAXMUNDHAM, IP17 1YT



A three bedroom semi detached house, with off road parking, single garage and spacious garden to the side and rear, located in a corner plot of a popular cul-de-sac location.

Stepping through the front door you are welcomed directly into the entrance hallway, with stairs up to the first floor and access to the WC with toilet and basin. To the left is the kitchen which overlooks the front aspect, with an integrated gas hob and electric oven and then space for further appliances. The combi boiler is located in the corner of the room and this was newly installed in 2020. The open plan sitting room/dining room is a generous size, with French doors out to the garden and a large cupboard under the stairs for storage.

Outside, there is one off road parking space allocated in front of the single garage which has an 'up and over' garage door. The property sits on a corner plot so the garden is to the side and the rear of the property, with a patio area, lawn, shingle and two sheds, one of which has power and is where some appliances are located. This property has been owned by the current owners since September 2017 and is ready for a new buyer to put their own stamp on it!

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators and air sourced heat pump. The boiler was installed in 2020 and was last serviced in December 2023, and is located in the kitchen. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band C

EPC – C

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872553.

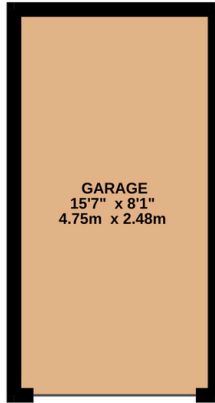
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



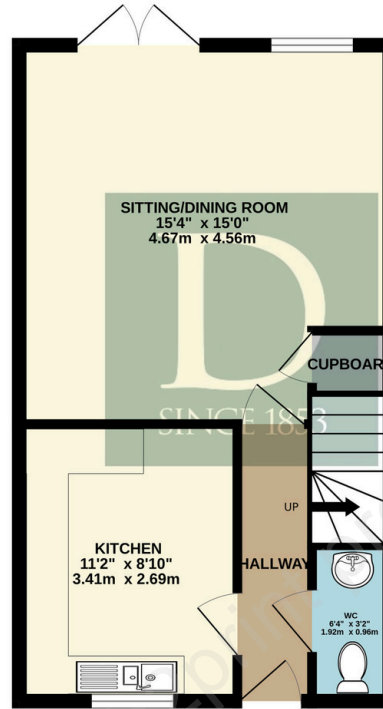


FLOOR PLAN

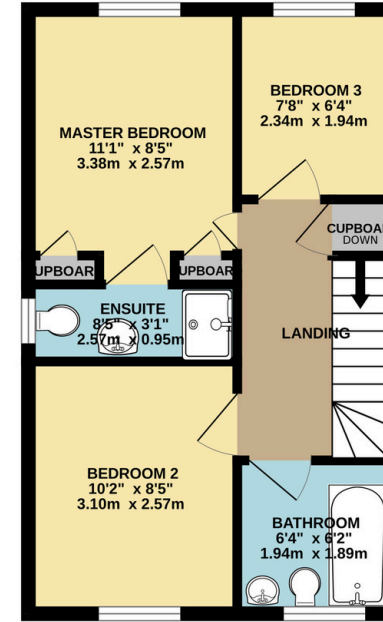
GARAGE
127 sq.ft. (11.8 sq.m.) approx.



GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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