



79 DUKES DRIVE
HALESWORTH, IP19 8TJ



This four bedroom detached house is located in the heart of Halesworth and benefits from off road parking, a beautiful garden, single garage and offered chain free, this is certainly one to view!

A perfect family home, that is beautifully presented throughout and is in a great location, close to town. With a pretty frontage and nicely set back from the road, this spacious four bedroom home has generous accommodation throughout. Stepping through the main front door you are welcomed into the porch, to the left you have the WC with toilet and basin. From here, the sitting room is a good size, overlooking the front aspect with a cosy electric fireplace and stairs up to the first floor. The dining room is a lovely bright room that overlooks the rear, with sliding patio doors leading directly out to the garden. Perfectly positioned next to the kitchen, these rooms flow nicely through to one another. The kitchen is a very generous size, with a range of base and wall units, space for appliances, a door leading out to the side of the property and a spacious cupboard under the stairs for storage. Upstairs on the first floor, the landing has an airing cupboard which houses the water tank and loft access which is fully insulated, boarded and has a pull down ladder. Bedroom one is a master double room that overlooks the rear aspect, complete with built in wardrobes and an en-suite that boasts a corner shower, toilet and basin. Bedroom two is another double room, overlooking the front and side aspect, with a bright Velux window and a storage cupboard in the eaves. Bedroom three is another double room and bedroom four is a single, both overlooking the front aspect. The family bathroom has a bath, with shower over, toilet and basin. Outside, there is ample off road parking on the tarmac driveway to the front of the property and access to the single garage via the up and over door. The garage has all been fitted with racking/shelving and can be left if desired. The solar PV controls and battery storage are located in the garage as well as the gas boiler. To the rear, you have an attractive and fully enclosed private garden, that has a lovely patio area, raised lawn area and additional seating at the top of the garden. Access down both sides of the property is available also.

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators. The boiler was installed on the 28th of February 2023 and was last serviced on the 8th of January 2024. (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 D

EPC - B

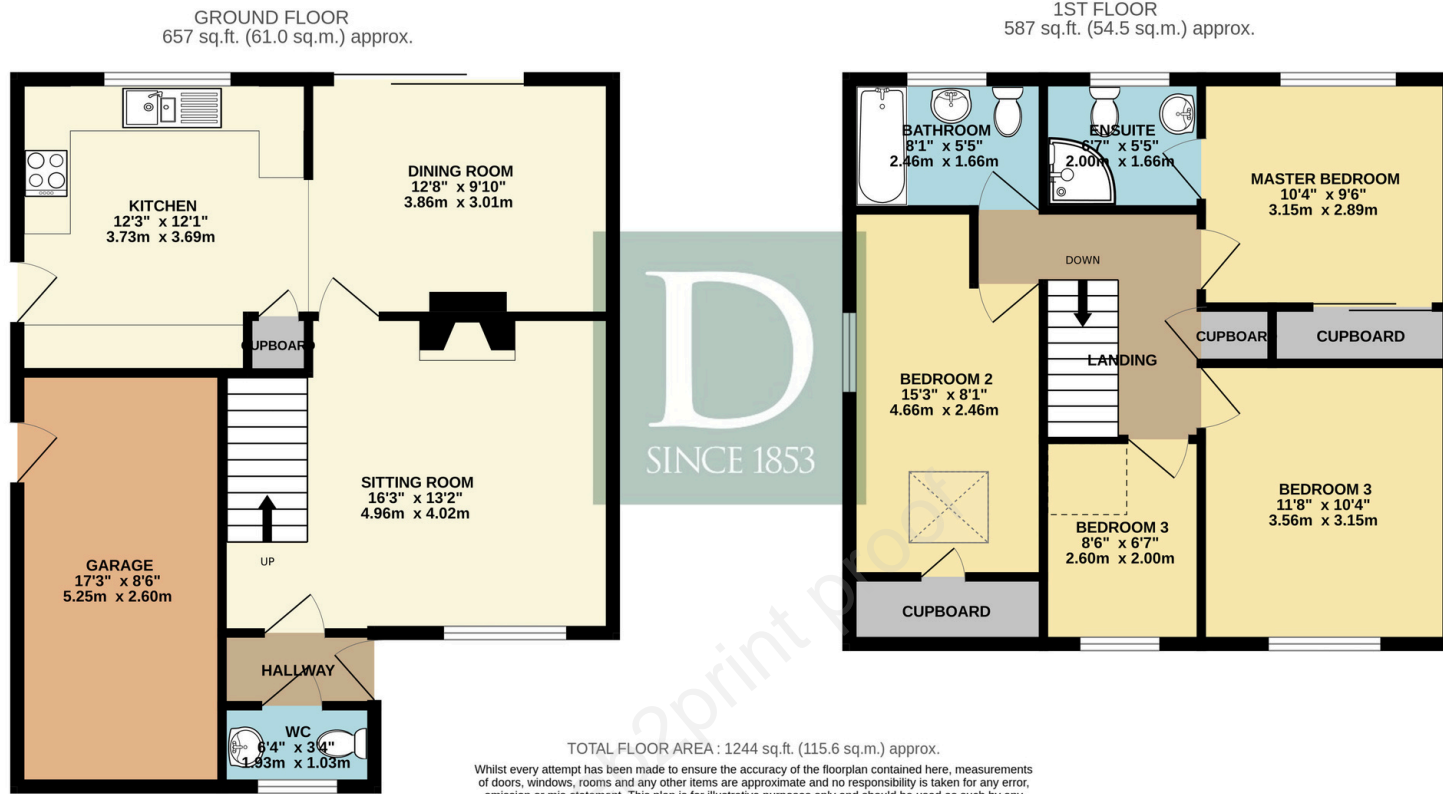
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.





ONE TO VIEW

FLOOR PLAN



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

Durrants, 12 Thoroughfare,
 Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**
 Email : halesworth@durrants.com