



SUNNYSIDE
HOLTON ROAD , IP19 8HF



Set back off the road, this detached bungalow offers ample of off road parking, a garage and three double bedrooms all within walking distance of Halesworth town centre.

Upon entering the property, you step into a welcoming hallway. To the left, you'll discover bedroom one, boasting front aspect views and generous space. Continuing through, you'll encounter bedroom two, which is both light and bright, a theme echoed throughout the home. The family bathroom features a walk-in shower, basin, and toilet, while a separate WC is also conveniently located by the front door. Bedroom three, another spacious double, overlooks the front aspect. The sitting room serves as the heart of the home, offering access to the garden via sliding doors and a fireplace and the main focal point of the room. Finally, the kitchen, equipped with a variety of wall and base units, includes an internal door leading to the garage and front aspect views.

Outside, the property has ample of off-road parking on the driveway as well as a garage. To the rear of the property, you will find an easy to maintain garden which is fully enclosed and mainly laid to lawn.

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. A similar distance away is the heritage coastline and the nature reserves of Minsmere and Dunwich. Halesworth has so much to offer from the Halesworth Arts Festival and numerous other events at The Cut arts centre, the annual Ink Festival which encourages aspiring writers, the Latitude Music Festival at Henham.

TENURE - Freehold

SERVICES Mains water, electricity and drainage are connected to this property. Heating is provided by way of oil central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - D

EPC – E

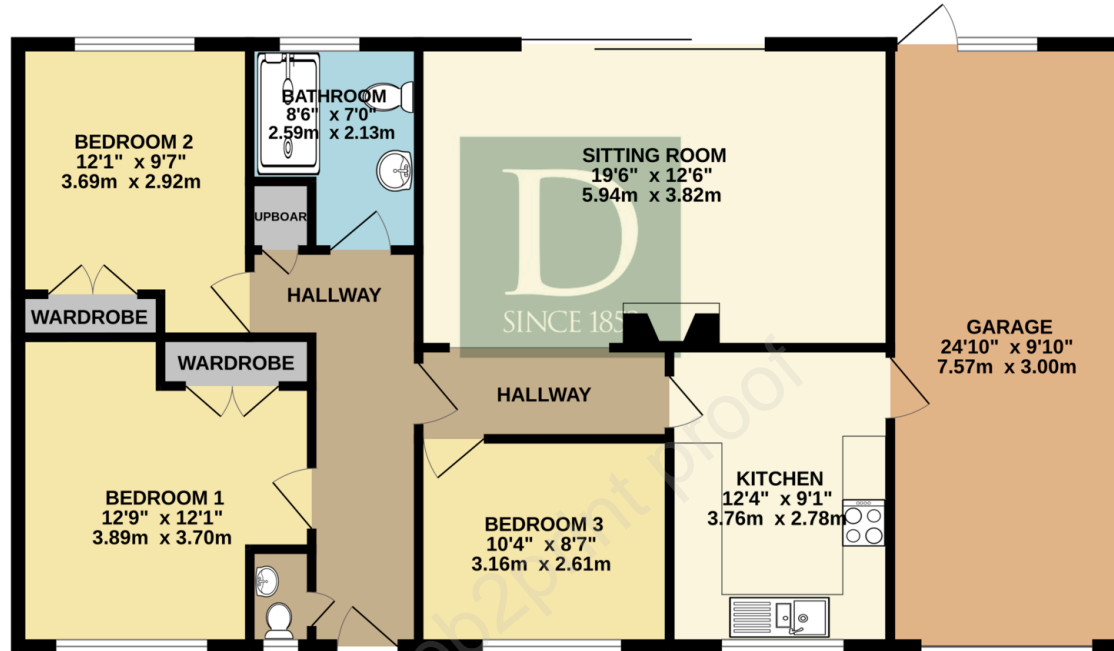
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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.





GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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