



29 THE PADDOCKS
HALESWORTH, IP19 8RR



Situated close to Halesworth town centre, this semi-detached bungalow offers off road parking, two double bedrooms and a lovely enclosed rear garden to the rear of the property.

Upon entering the property, you step into the entrance hallway. To the left is bedroom two, a spacious double room with views to the front. At the end of the hallway is bedroom one, also overlooking the front and generously sized. The bathroom includes a shower, basin, and toilet. The sitting/dining room offers open plan living, with an archway leading to the kitchen. The kitchen has garden views and features a range of wall and base units, along with a built-in dishwasher and gas hob oven. Adjacent to the sitting room is the conservatory, which has double doors leading outside.

Outside, there's off-road parking for multiple cars at the front. At the rear, there's a generously sized enclosed garden with mostly lawn and a patio area accessible from the conservatory. Additionally, there are outbuildings ideal for storing garden equipment.

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.



SERVICES Mains water, electricity and drainage are connected to this property. Heating is provided by way of a gas 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 - B

EPC – 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.



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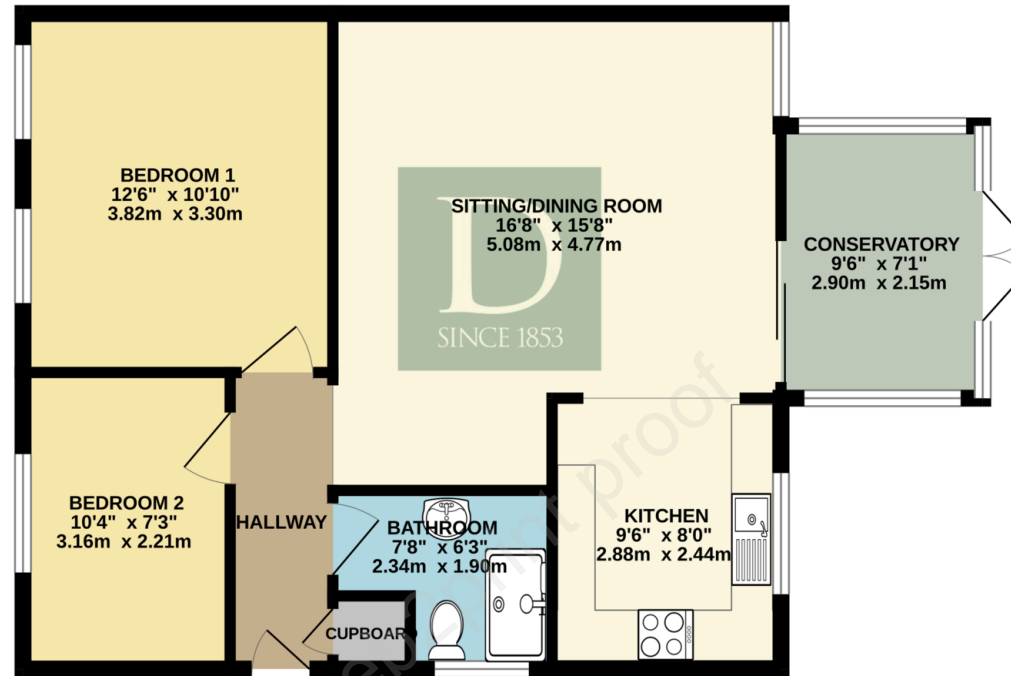
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FLOOR PLAN

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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