



43 LONDON ROAD

HALESWORTH, IP19 8LR





A three bedroom semi detached Victorian house, with off road parking, beautiful garden, all within walking distance to Halesworth town centre.

Built in approximately 1870, this Victorian semi detached house offers a wealth of space and character, whilst being in a prime town centre location.

Leading up three stone steps to the storm porch, you are welcomed into the entrance hallway. This is where you will see the first glimpse of character that 43 London Road has to offer. There is a cupboard under the stairs for storage and the spacious wet room with Velux window.

To the right, you have the sitting room, a cosy yet light and airy room with a beautiful bay window to the front and cosy wood burning stove.

The kitchen/breakfast room is a generous size with an array of base units with real wood worktops, a quartz stone topped island and Rangemaster cooker. Leading from this room you have the dining room/snug, this is a cosy room with a feature cast iron fireplace.

A part glazed door from the kitchen/breakfast room leads you to the sun room/family room which has French Doors straight out to the patio area. At the back of this room there are two cupboards, a utility area/WC.

Upstairs, off the landing, bedroom one is a large double room overlooking the front aspect with fitted wardrobes a beautiful Juliet balcony. Bedroom three is a double room overlooking the rear, with a cupboard where the gas combi boiler is located and fitted wardrobe. Bedroom two is a further double overlooking the rear with another fitted wardrobe. The family bathroom has a roll top bath, separate shower, toilet and basin.

On the second floor, there is a spacious attic which offers to convert (stp).

Outside, there is plenty of off road parking on the newly extended resin bound driveway and access to the single garage through the double doors. The enclosed rear garden which is surrounded by evergreen hedging, mainly laid to lawn with a number of plant boarders, a lovely patio area and entertaining seating space.

TENURE - Freehold

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through the radiators and also the wood burning stove in the sitting room. The boiler was last serviced in Dec 2023 and was installed in Oct 2020. (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 - Awaiting









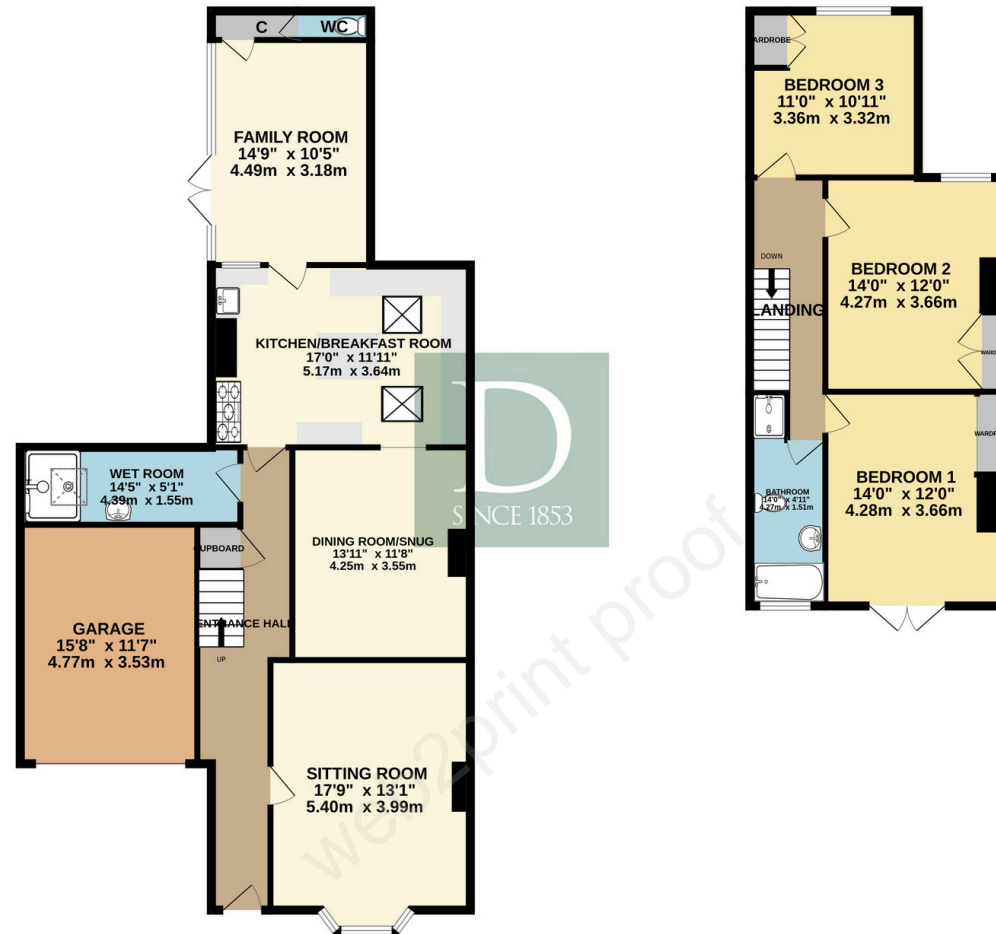








## FLOOR PLAN



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### CONTACT US

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

Tel : **01986 872553**

Email : [halesworth@durrants.com](mailto:halesworth@durrants.com)