



12 MOUNT PLEASANT
HALESWORTH, IP19 8JF



This mid-terrace home is located within walking distance of Halesworth town centre. The property offers three double bedrooms, off road parking and a well-maintained garden.

Upon entering the property, you step into the entrance hallway. On the right is an open-plan sitting and dining room. This bright, airy room features a woodburner as its main focal point. Double doors from the sitting area lead to the garden. The kitchen, overlooking the front, offers a good range of wall and base units. Adjacent to the kitchen is the family bathroom, equipped with a bath and shower, basin, and toilet. Another door from the kitchen also leads to the garden.

Upstairs, there are three generously sized bedrooms. The master bedroom is dual aspect and includes an ensuite bathroom with a shower, basin, and toilet. The second bedroom, a double, overlooks the front and has built-in wardrobes. The third bedroom, a small double or single, overlooks the rear and could serve as a home office.

Outside, the front of the property provides off-road parking for multiple cars. The rear features a well-maintained garden with a decking area as well as a pizza oven, perfect for alfresco dining! Additionally, there is an outbuilding suitable for storage or as a utility room.



SERVICES MAINS WATER AND ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF 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 - A

EPC - C

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

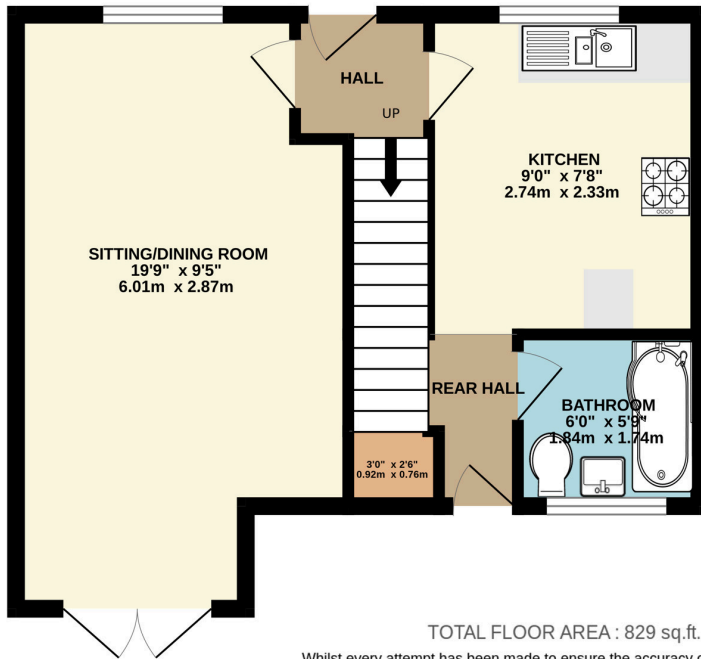
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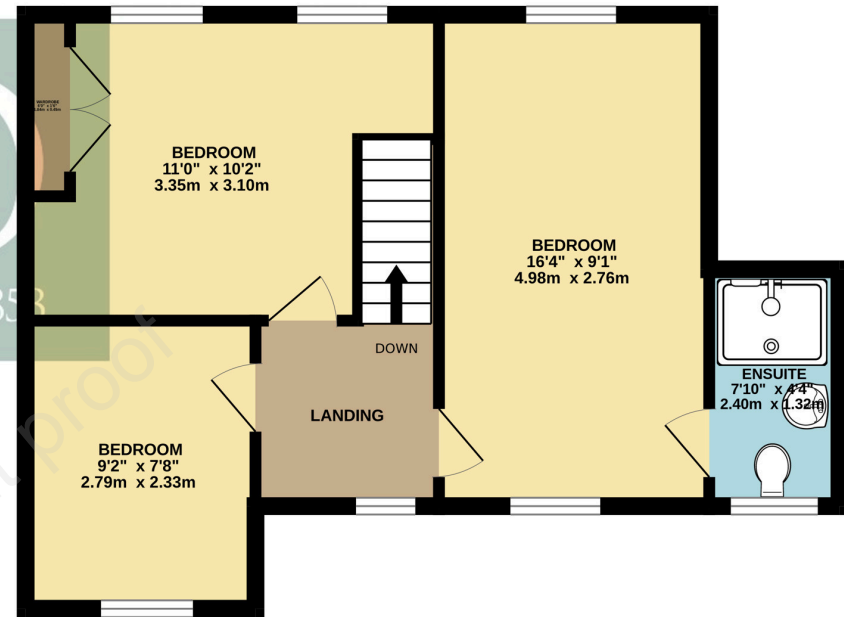


FLOOR PLAN

GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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