



13 LAMBERT CLOSE
HALESWORTH, IP19 8SL



This three-bedroom end terrace house located in Halesworth Town Centre, offers three generous size double bedrooms, an open plan sitting/dining area as well as well maintained gardens to the front and rear of the property.

Upon entering the property through the front door, you step into the hallway. Here, you will find the downstairs WC, which includes a toilet and basin, as well as ample storage cupboards. At the end of the hallway is the kitchen, which features a good range of wall and base units and a door leading to the rear garden. The dining/sitting room connects seamlessly with the kitchen, providing an open-plan living space. This area offers an ideal space for family living and has dual aspects overlooking both the front and rear gardens.

Upstairs, there are three generously sized double bedrooms, all filled with natural light. The family bathroom includes a bath with a shower over it, a basin, and a toilet.

Outside, the front garden is primarily laid to lawn and is a generous size. The rear garden is well-maintained and features a brick-built outbuilding and two sheds for storage. A gate leads to the Close, where you will find parking.



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 - B

EPC - C

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

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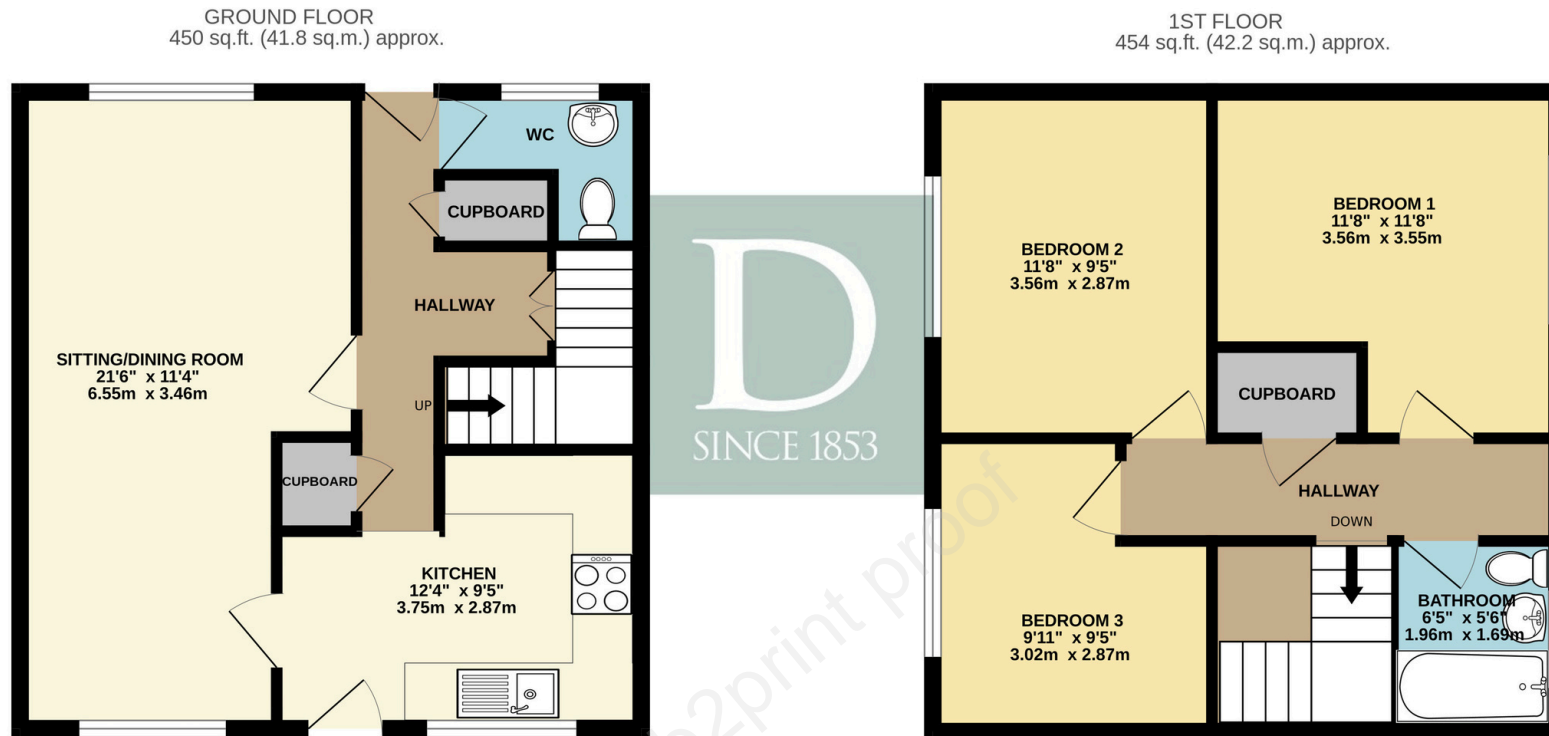
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FLOOR PLAN



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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