



12 HOLMERE DRIVE
HALESWORTH IP19 8TR



Located in a quiet close in the popular town of Halesworth, this well-presented link-detached house is being offered with no onward chain and benefits from three bedrooms, a generous size kitchen/diner and off-road parking with garage!

As you enter through the front door, you are welcomed into a spacious entrance hallway. To your right is a generously sized sitting room with a view of the front of the property, featuring a fireplace as the main focal point. Double doors from the sitting room lead into the kitchen/dining area, creating an open-plan atmosphere. The kitchen is well-equipped with a variety of wall and base units and has the added benefit of an integrated fridge and dishwasher. There is a door from the kitchen that leads you out to your garden. The hallway also includes an understairs storage cupboard and a convenient WC with a basin and toilet.

Upstairs on the landing you will find a convenient airing cupboard and three bedrooms off the landing. The master bedroom, which overlooks the rear of the property, includes built-in wardrobes and an ensuite with a shower, basin, and toilet. Bedroom two is another spacious double room, while bedroom three is a single room which could alternatively be used as a home office. The family bathroom features a bath with shower over, basin, and toilet.

Outside, the property is accessed via a shared road into a close. There is off-road parking available on the driveway, as well as a single garage. The front garden is attractively paved with stone pavers and gravelled planting areas, whilst the rear garden is easy to maintain, with ample trees and plants providing a pleasant environment.

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 - D

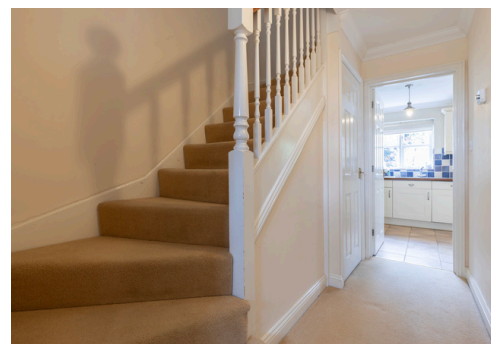
TENURE- Freehold

EPC – C

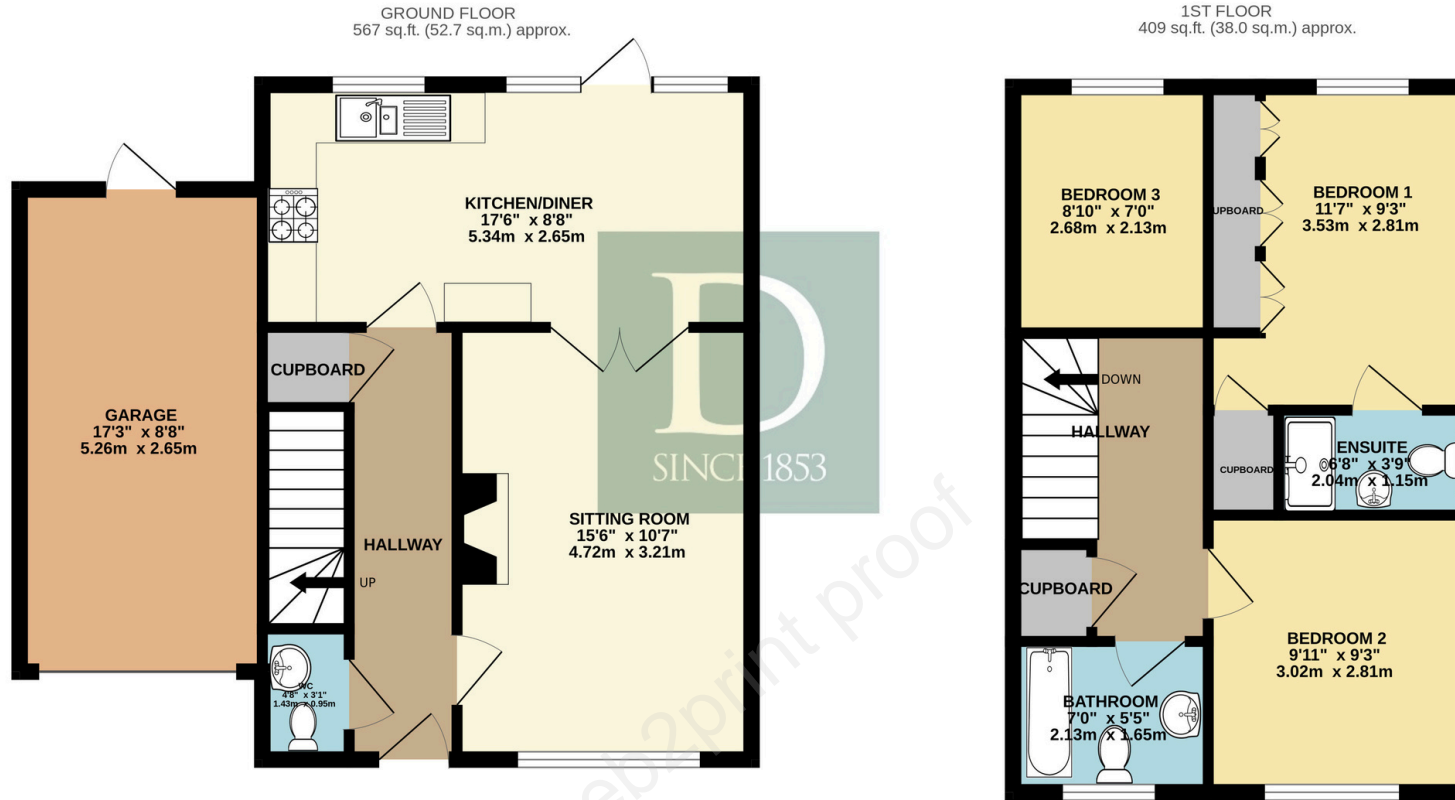
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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.





FLOOR PLAN



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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