



Kennedy Close, Halesworth - IP19 8EG

STARKINGS  
WATSON

HYBRID ESTATE AGENTS



## Kennedy Close

Halesworth, Halesworth

NO CHAIN! Located within a peaceful CUL-DE-SAC, this extended THREE BEDROOM SEMI DETACHED HOME offers a tranquil retreat with vast potential. Boasting a spacious 1046 SQFT layout internally (stms), this lovingly maintained property presents a rare opportunity to own a sizeable family home in a sought-after location. The ground floor features TWO LARGE AND IMPRESSIVE RECEPTIONS INCLUDING THE KITCHEN WITH RAYBURN ideal for entertaining guests or unwinding in style. There is also an entrance hall and w/c. Ascend to the first floor to discover THREE DOUBLE BEDROOMS and a well-appointed bathroom. The property benefits from a delightful OPEN FIELD ASPECT to the rear, creating a serene backdrop that enhances the overall appeal. The rear garden is also private and generous in size with those field and green views beyond. In addition you will find DRIVEWAY PARKING and a SINGLE GARAGE. With NO ONWARD CHAIN, this home is ready and waiting for its new owners to make their mark and create lasting memories.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended Semi-Detached Home
- Over 1000 SQFT Internally (stms)
- Peaceful Cul-De-Sac Position
- Three Double Bedrooms, Bathroom & W/C
- Two Large, Impressive Receptions
- Open Field Aspect To The Rear
- Generous Private Rear Gardens, Driveway & Garage

With the coastline of Suffolk a 20 minute drive away, the market town of Halesworth is centred around a pedestrian precinct with a wide variety of independent shops. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

#### SETTING THE SCENE

The property is approached via the cul-de-sac with block paved driveway parking to the side providing parking for two vehicles. This leads to the single garage beyond with up and over door, power and light. There is a secure side gate leading to the rear garden as well as front lawns and the main entrance door to the front partially covered.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs leading to the first floor as well as attractive parquet flooring and understairs storage. To the left of the hall is the sitting room with a sunny aspect and gas fire. The sitting room



Yis very generous in size with double doors beyond leading into the kitchen/dining room, which is open plan located to the rear of the house with patio doors onto the garden. The kitchen features a range of units with rolled edge worktops over as well as a Rayburn oven and space for all further goods including a freestanding electric oven. To the side is a small side lobby providing access to the driveway as well as the ground floor w/c. Heading up to the first floor landing there are three ample bedrooms off the landing. Two of the bedrooms are found to the front with fitted storage and the one to the rear overlooks the garden. There is also a family shower room off the landing with w/c, hand wash basin and shower.

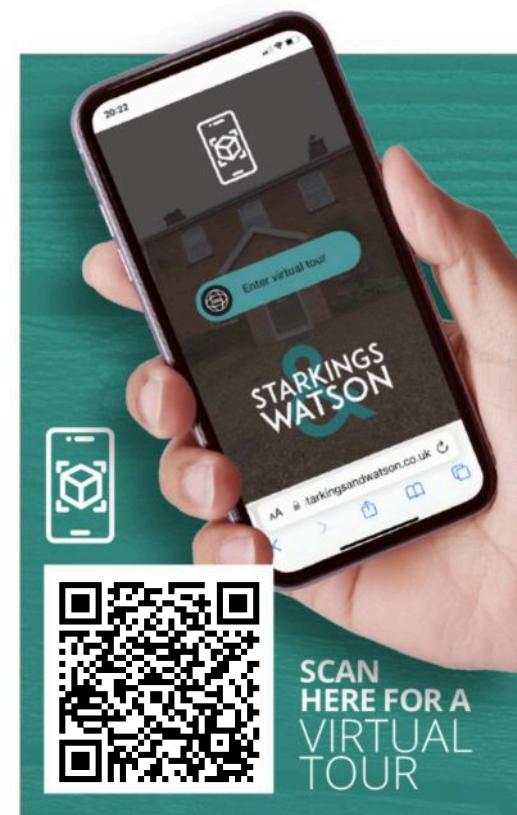
#### FIND US

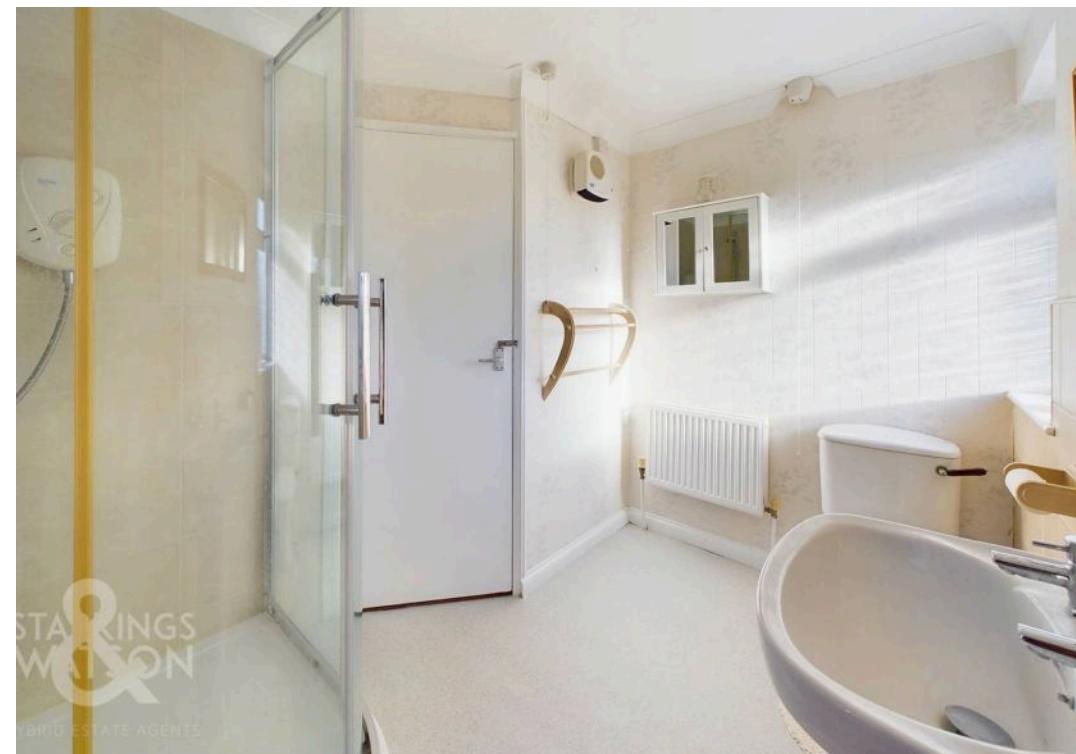
Postcode : IP19 8EG

What3Words : ///broadens.carting.pictured

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

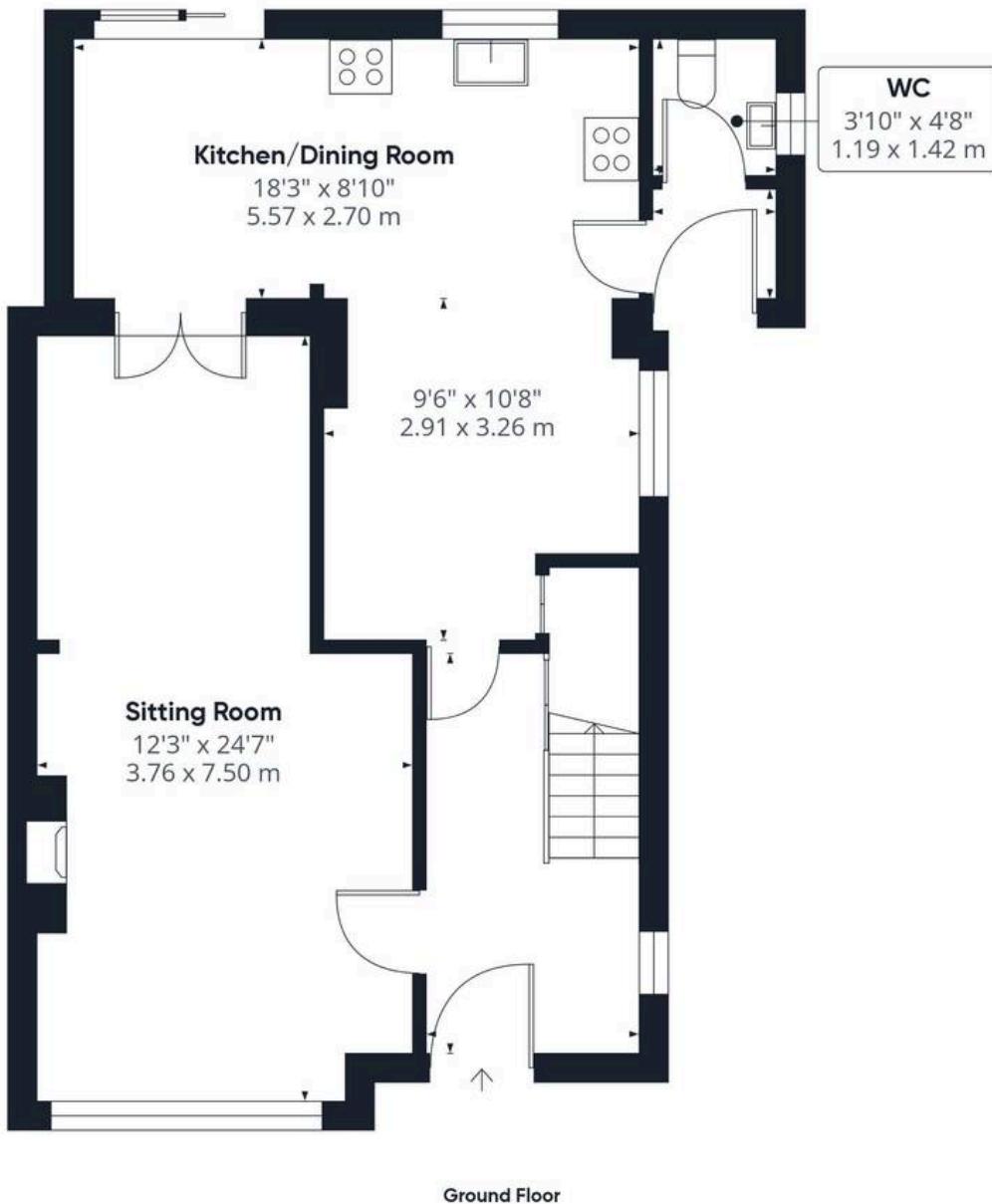






#### THE GREAT OUTDOORS

The private rear garden offers a sunny aspect and plenty of privacy as well as open views beyond of the green and fields. The garden is a generous size with plenty of scope. The garden is mainly laid to lawn with mature trees, shrub bed borders and hedging. You will find a raised patio leading from the rear of the house providing views and an ideal spot for outside dining as well as a further pergola covered patio area. There is a secure side gate leading to the driveway and frontage.



Approximate total area<sup>(1)</sup>

1046.89 ft<sup>2</sup>  
97.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.