

46 Barons Close
Halesworth
IP19 8EJ



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Price Guide £270,000

THE REMODELLED DETACHED BUNGALOW...

Built in 1970, this bungalow has been in the family for 50+ years. It was fully remodelled in 2019, with a new kitchen, bathroom, heating system and immersion heater (all electric, with modern, programmable storage heaters). The entire property was also replastered and redecorated, with new carpets, and two of the three bedrooms were combined to create one much larger master. Sited on the corner of a quiet cul de sac, it's both peaceful and private, yet only a 16-minute walk from the centre of Halesworth.

This is a large plot, with a gravel wrap-around garden to the front. There is driveway parking for at least one car, plus a single garage and direct access to the rear garden. An internal porch leads into a very generous hallway, and the glazed internal doors make the property light and bright throughout. A large lounge/diner looks out onto the Close, and at nearly 20m² there is ample room for both comfortable sofas and a 4 (or even 6)-seater dining table. A modern take on the 1970s serving hatch provides open access between kitchen and dining area and provides the lounge/diner with extra light flooding in from the garden.

The beautifully refurbished kitchen has oak effect cabinets with integrated double ovens, hob, fridge and washing machine. The current owners also have a tumble dryer and freezer in the garage, a few steps away from the kitchen.

Bedroom 1 (previously two rooms, which could be reinstated if required) provides an enormous dual aspect master, with room for an armchair or sofa alongside all the other bedroom furniture. Bedroom 2 is currently used as a guest room with fold-down sofa bed. Both bedrooms enjoy views over the garden.

The remodelled bathroom is fully tiled, with a contemporary suite and a large walk-in shower with rain head and separate handheld shower.

Outside, the garden is large, extending behind the Leylandii hedge to the rear. With two sheds, a large summer house and an expanse of paving, this is almost a blank canvas. All three structures have light and power, and the summer house could easily be transformed into a home office, craft room or summer living area. The size of the plot, and its corner position, offers the opportunity to extend the existing bungalow considerably, stpp.

Agents Notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band C

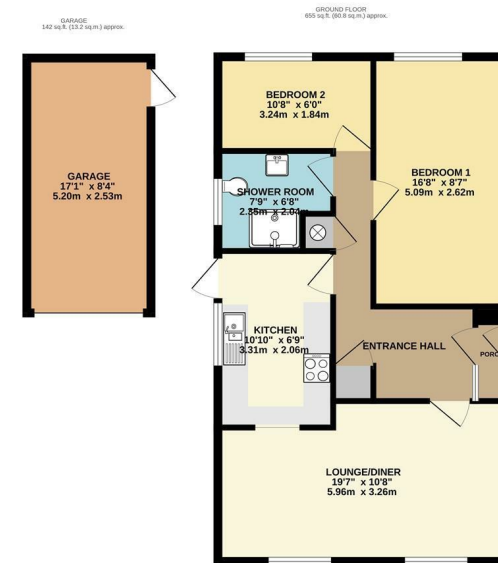
Local Authority
East Suffolk Council

Council Tax Band C

EPC Rating E



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TOTAL FLOOR AREA: 796 sq. ft. (74.0 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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