

26 Oak Green
Halesworth
IP19 8EA



26 Oak Green

Guide Price £300,000

The spacious three bedroom family home...

Upon entering the house, you are met with the spacious entrance hall providing access to the lounge, dining room, kitchen and stairs to the first floor. The lounge presents a great space with plenty of room for an array of furniture, with a charming bay window overlooking the front aspect and providing plenty of natural light, with the added benefit of wood effect flooring and a gorgeous feature fireplace with tiled surround and wood burner.

Leading back to the hall you come to the dining room, passing the built-in understairs cupboard offering additional storage. The dining room presents another good size with space for a 6-seater dining table or more, with French doors that open to a large, charming brick-based conservatory, offering an extended living space for everyone to enjoy, with a further set of French doors opening to the rear garden.

The kitchen boasts a modern space with a range of wall and base units with countertops over, an integrated single oven and 4-ring gas hob with extractor over, and space for a free-standing fridge and dishwasher. Adjoining the kitchen is the utility room, which provides a great practical space with a door to the rear of the garage, a cloakroom with W/C and handwash basin, and a continuation of wall and base units with space and plumbing for a washing machine and tumble drier, as well as a sink with drainer and mixer tap, and a door leading into the rear garden.

To the first floor, you have a galleried landing with access to all bedrooms and the bathroom. Bedroom one exudes comfort and elegance, featuring a king-size bed and ample built-in storage with a charming view of the green to the front. Bedroom 2 again presents a generous space with plenty of room for a double bed and further furniture, as well as a built-in cupboard which houses the boiler. Bedroom 3 provides a good size room with space for a double bed and additional furniture, alternatively, this would make a great home office. The family bathroom is a modern 3-piece suite comprising a P-shaped bathtub with a curved glass shower screen and shower over, a W/C, handwash basin, and heated towel rail.

Externally, as you approach the property, you are greeted at the front of the property by the luscious green with a large oak standing proudly to the centre. The front of the property is a good size and offers a small, landscaped area laid to lawn with a magnificent Magnolia and other shrubs, with an area laid to concrete offering off-road parking for 2 cars, and access to the single garage with an up-and-over door. The rear garden boasts a delightful patio area with room for an array of furniture, a landscaped raised garden laid to shingle and shrubbery and a large log store to the side. To the rear, you will find a large area laid to lawn with various species of trees including a cherry blossom, and a spacious work shed at the end.

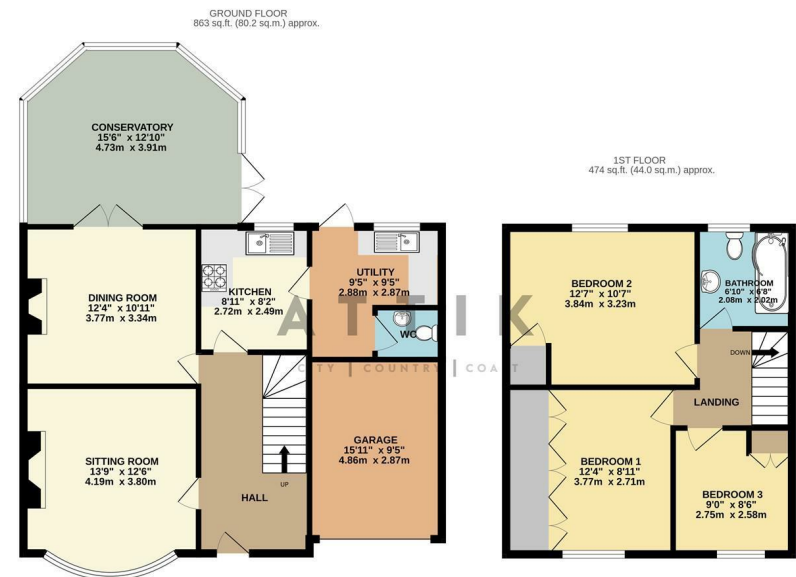
Agents notes...

A pre-recorded walkaround tour is available for this property - Council Tax Band B

Local Authority
East Suffolk

Council Tax Band B

EPC Rating C



TOTAL FLOOR AREA: 1337 sq. ft. (124.2 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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