

42 Lansbury Road
Halesworth
IP19 8SA



42 Lansbury Road

Guide Price £210,000

The cosy family home with a suntrap garden...

Welcome to 42 Lansbury Road in Halesworth, a charming two-bedroom semi-detached bungalow, with a home office, large garden, and plenty more to offer.

As you approach the property from the road you are greeted by a well-maintained side patio/garden perfect for soaking up the afternoon sun.

Following the property around you will then find the private front entrance, with a large patio area and access to the front door. Upon entering, you will find the spacious hallway offering ample storage, with two built-in cupboards, one for storage and one of which houses the water heater, which was installed approximately 18 months ago. To the left is the kitchen, boasting a range of newly decorated wall and base units, a freestanding cooker, plenty of counter space, space for a free-standing fridge/freezer and space and plumbing for both a washing machine and dishwasher or tumble drier.

You then follow into the sitting room/dining room, which boasts a generous space with large windows and a glazed door to the side allowing for ample natural light.

Throughout the property, you will also find the recently installed electric radiators for efficient heating controlled via Wi-Fi and Bluetooth.

The property includes two double bedrooms and a home office, with both bedrooms offering plenty of space for a king-size bed and further furniture, as well as charming views over the rear garden.

The home office is a great size and would make an ideal playroom, dressing room, home office or more.

The shower room features fully tiled walls, a large walk-in shower, W/C, and a basin.

Outside, you'll find a courtyard patio area to the front, a large rear garden laid primarily to lawn with three sheds for additional storage, and a sunny low-walled patio perfect for outdoor entertaining. The garden is a true sun trap, providing a warm and inviting space for the whole family. Parking is available in the resident's car park at the rear of the property on a first-come, first-served basis.

Agents notes...

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

Local Authority

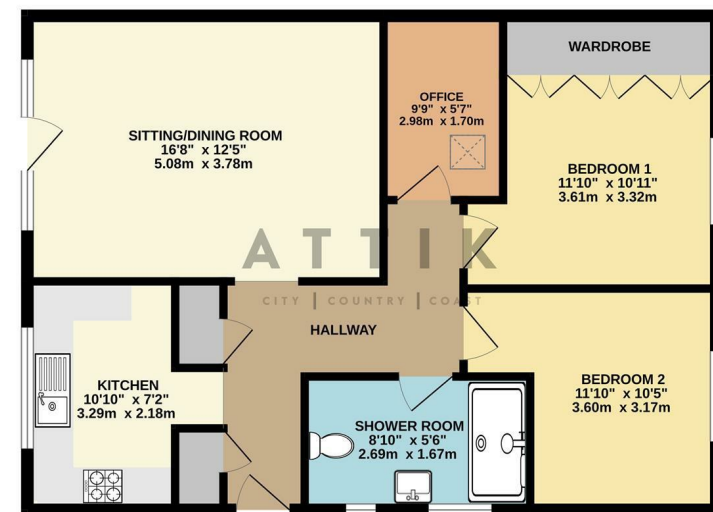
East Suffolk

Council Tax Band A

EPC Rating E



GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 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 for 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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