

36 Lansbury Road
Halesworth
IP19 8SA



ATTIK
CITY | COUNTRY | COAST

36 Lansbury Road

Guide Price £200,000

Welcome to 36 Lansbury Road—a charming and spacious family home that blends modern comforts with timeless appeal. As you step through the front door, you are greeted by a generous hallway, providing a warm welcome and ample space for coats and storage.

To your right, you'll find a modern kitchen, designed with functionality in mind. This well-appointed space features an abundance of wall and base units, perfect for all your culinary needs. The kitchen is equipped with a double oven, a four-ring hob with extractor fan over, a spacious pantry and a large window to the front aspect offering floods of natural light. Here you will also find space and plumbing for a slimline dishwasher and a washing machine, along with a freestanding fridge freezer.

Next to the kitchen, you will find the expansive sitting room/dining area—an ideal setting for family gatherings and entertaining. This versatile room offers plenty of space for various furniture arrangements and boasts another large window that overlooks the front garden.

The property features a stylish family bathroom, complete with a P-shaped bath, shower over with a glass screen, wash basin, and WC.

The main bedroom is generously sized, accommodating a double bed or larger, and boasts plenty of room for additional furniture. The second bedroom is another good-sized room with ample space for a double bed and features a glazed door leading directly to the garden, complemented by glazed side panels for floods of natural light.

Next to the main bedroom is a versatile internal room, perfect for use as a home office or playroom.

Stepping outside, the front garden presents a neat lawn area, with a footpath running alongside the property to the front door as well as gated access to the rear garden. The rear garden offers a fantastic outdoor space, mainly laid to lawn, with a paved patio area that's perfect for outdoor dining and relaxation. As well as a large shed, installed 2024, nestled in the corner providing practical storage.

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 C



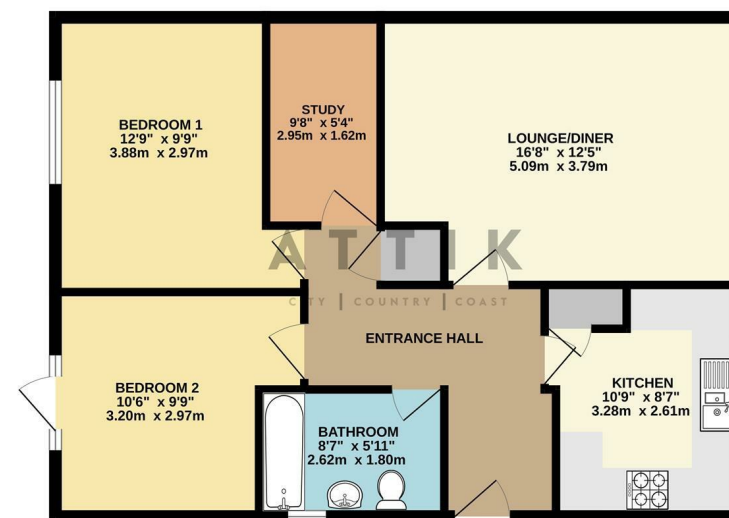
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GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq ft (68.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.
Made with floorplan (2024)