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45 ANDREW JOHNSTON WAY
HALESWORTH, IP19 8SB



Sitting in an elevated corner plot with views across the town from the first floor, this extremely well presented, three bedroom chalet style house has been through a program of refurbishment by the current owner.

You are welcomed through the front door into the entrance porch, with two doors giving access to both the spacious entrance hallway and kitchen. The hallway has stairs up to the first floor, a WC and a cupboard for storage.

With French doors leading to the sitting room/diner, this is a bright spacious room, with a box bay window overlooking the front garden.

The sleek white kitchen has been re-fitted providing an induction hob with ceramic extractor over, built-in electric oven and separate microwave. There is also an integrated dishwasher, washing machine, fridge and freezer. This stylish kitchen also has a pull out larder cupboard, corner carousel, pan drawers and waste bin within.

The dining room/sun room has sliding doors out to the rear garden and is the perfect spot to sit and enjoy the views.

Upstairs, the landing is very bright, and there is a spacious airing cupboard for storage, but is also where the combi boiler is located. All three bedrooms are generous sized rooms, all with built in storage cupboards, with the rear bedrooms all boasting excellent views across the town and beyond.

The bathroom is fully fitted with a heated towel rail and has a bath with a shower over, toilet and basin.

Outside, there is ample off road parking on the double driveway and access to the single garage with an electric door. The front garden is lawned with flower beds and you have access down the side of the property to the rear. The garden is a generous size with a patio area, flower beds and a shed.

The current owner bought this property in 2010 and is has been enjoyed for many years. Offered chain free and ready to move straight in to, this is one to view!

Tenure – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators, the boiler was installed in 2021 and was last serviced in 2023. The electrical wiring was last checked in 2011. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Tax band C

EPC – C

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

VENDOR NOTES – Please note, there has been subsidence with the property. It was underpinned in 1976 and the vendor has all of the relevant documents.

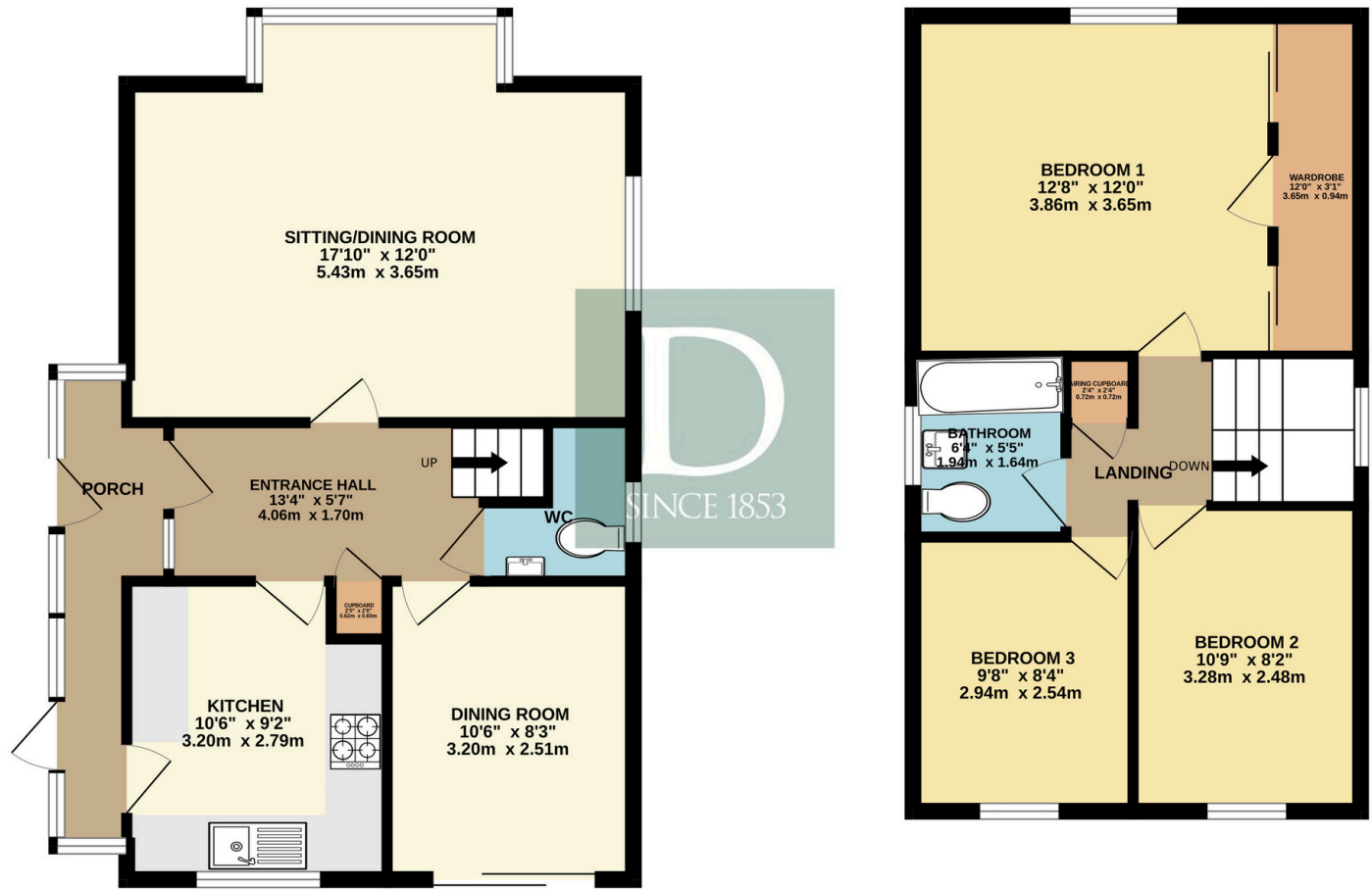








FLOOR PLAN



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