



BEECHMAST

HARRISONS LANE, HALESWORTH, IP19 8PX



A three bedroom detached bungalow, with off road parking, integral garage, spacious rear garden, all within walking distance to Halesworth town centre.

Stepping through the entrance porch you are welcomed into the hallway, which leads you into either the kitchen/dining room or through to the living room. The kitchen/dining room is a spacious, bright room with a woodburner and central island. Off the kitchen is the utility room which is a good size and has an internal door leading you to the garage. The living room has dual aspect windows and the welcome addition of the fireplace. The bathroom has a shower, basin and toilet. The main bedroom is a double bedroom with en-suite bathroom. There is plenty of storage and access into the garden from this room. The other two bedrooms are also double bedrooms with built in wardrobes and views into the garden.

Outside, there is plenty of off road parking and access to the single garage. You can access the garden round the side of the property. The garden has patio area which is perfect for alfresco dining and a large area laid to lawn.

Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast.

Tenure – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators and the wood burning stove in the sitting room. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band D

EPC – D

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.









GROUND FLOOR
1710 sq.ft. (158.8 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.8 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.
Made with Metropix ©2023

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**
Email : halesworth@durrants.com

