



23 ROMAN WAY
HALESWORTH, IP19 8TF



A well-presented, three-bedroom detached house with an enclosed garden, off road parking and a garage, all located in a quiet close in Halesworth.

Located within walking distance of the town and being offered with no onward chain, this three-bedroom detached house has been well maintained by its current owners and is ready to move straight into!

As you enter the property you are welcomed into the hallway. Off the hallway is the downstairs WC and you will also find a storage cupboard under the stairs. To the left you as you enter the property you will find the sitting room. This is a light and bright room with a traditional open fireplace being the main focal point. With double doors leading you to the kitchen/diner, one of the main things you notice about the property is the flow from room to room.

The kitchen/diner is a spacious room that is perfect for family living and was refitted in 2018. The open plan living area provides a great hub of the home. The kitchen has a good range of base and wall units including integral washing machine and dishwasher and a built-in fridge/freezer and there is also the welcome addition of double doors leading out to the patio.

Upstairs you will find three good size rooms. The master bedroom is a very generous size and has a built-in wardrobe, rear aspect views and an ensuite that boasts a shower, basin and toilet. Bedroom two is another double bedroom with front aspect views and finally bedroom three is a single bedroom but alternatively could be used as an office. This room contains access to the loft which is part boarded to provide additional storage space.

Outside you will find parking for two cars (once the additional space is returned to use) and a single garage. There is a mature front garden. To the rear of the property, you will find an enclosed west facing garden which has been well designed by its current owners. There are two patio areas which are perfect for alfresco living!

SERVICES Mains water, drainage and electricity are connected. Heating is provided by way of gas fired central heating through the radiators. (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 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.

EPC – C

AGENTS NOTES – Please note that a housing development of 161 homes has been approved to be built, the works have currently started and the developers are Hopkins Homes. The housing development will be built behind 23 Roman Way.



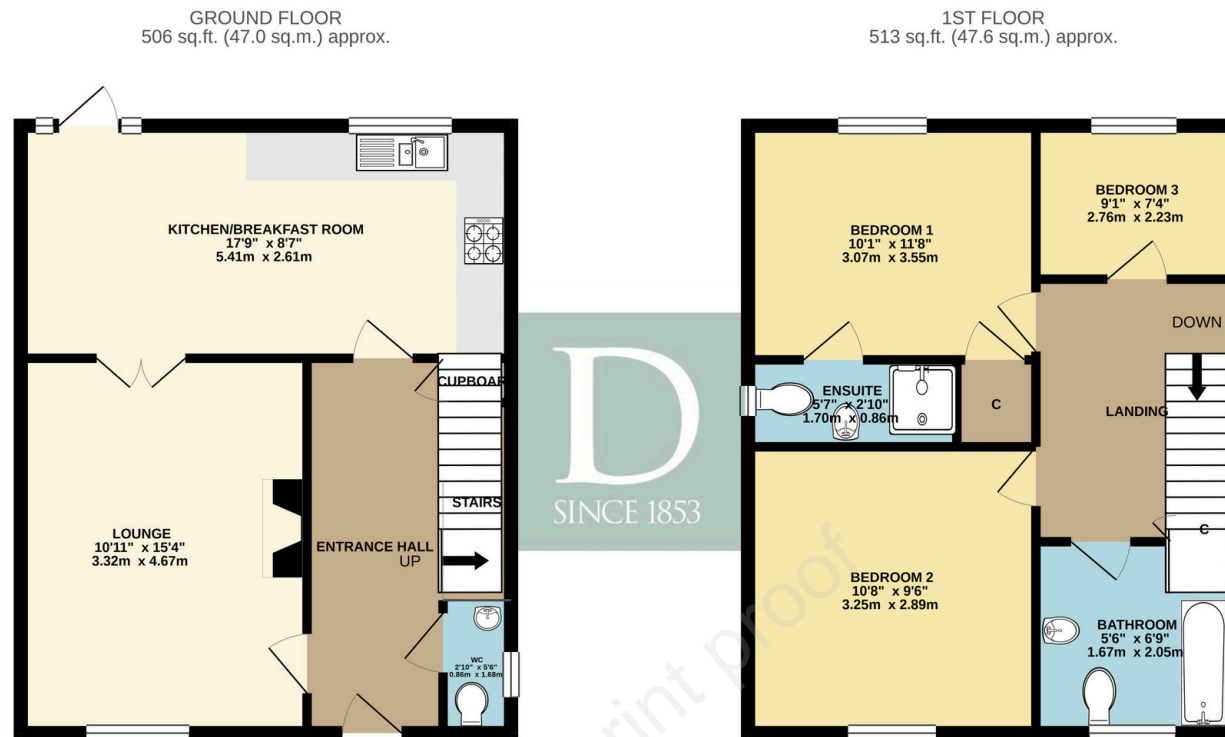
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FLOOR PLAN



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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