



3 OLD BREWERY YARD

HALESWORTH IPT9 8AW



This cosy detached bungalow, which is part of an exclusive over 55's complex, offers two double bedrooms, two bathrooms, cart lodge parking, all within walking distance of Halesworth town centre.

As you step into the property, you are welcomed into the hallway which offers plenty of storage space. To the left you will find bedroom two. This is a double bedroom with built in wardrobes and a front aspect window. To the right, you will find the sitting/dining room. This really is the hub of the home and with the bay window to the front, it's a light and bright space. You will also find french doors leading out to the enclosed courtyard garden which bring the outside, in. Following through the hallway you will find the shower room which boasts a walk-in shower, basin and toilet. To the end of the hallway you will find the master bedroom. This room looks out over the garden, has built in wardrobes and also benefits from an ensuite bathroom with bath, basin and toilet. Finally, we have the kitchen. This room has a good range of wall and base units with a door leading out the garden.

Outside you will find a lovely front garden with side access to the rear of the property. At the back of the property, you will find an easy to maintain courtyard garden with a shed that has an electric supply. This garden is the perfect spot to enjoy the sunshine!

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

TENURE – Freehold

LOCAL AUTHORITY: East Suffolk Council - D

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.

Agents Note – When you buy the property you purchase a share of the limited company. This limited company set the maintenance fee for Old Brewery Yard.



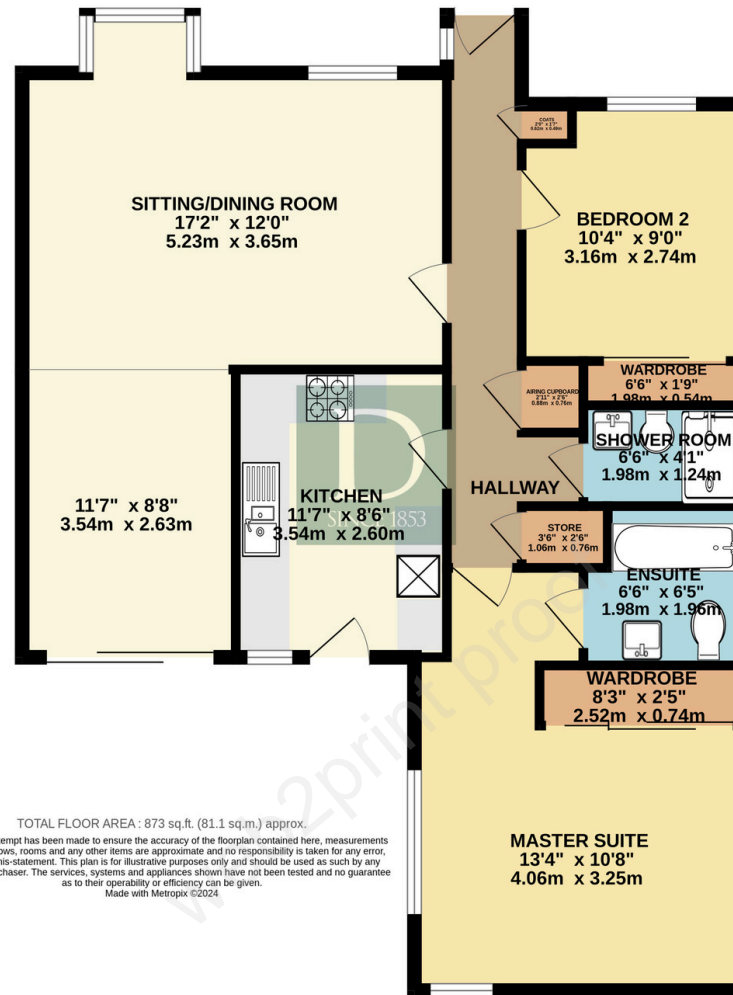
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2

1



FLOOR PLAN



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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 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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