



7 GREENBANK
HALESWORTH, IP19 8RP



A four bedroom detached chalet bungalow with off road parking, single garage and beautiful front and rear garden.

Greenbank is regarded as one of the most desirable areas of Halesworth. This property has been substantially extended throughout the years, now offering a spacious chalet bungalow.

You are welcomed through the front door into the entrance hallway. There is a cupboard under the stairs where the fuse box is located and space for storage. To the left is the sitting room, a large room, overlooking the front aspect and flooded with natural light through the large bay window. There is access straight through to the kitchen/breakfast room has a range of base and wall units and integrated appliances, such as a new NEFF induction hob and electric oven. From here, the rear porch was added 10 years ago and in here you will find the boiler room, where the combi Worcester gas boiler is located. The downstairs bathroom is found off the hallway, boasting a corner shower, separate bath, toilet and basin. Bedroom three is a double room, with a window overlooking the conservatory. Bedroom four is a single room, currently used as a study. The dining room was previously used as a bedroom and has French doors through to the conservatory. The conservatory is fully insulated and overlooks the rear aspect.

Upstairs, the landing is very bright, through the Velux window and there is a spacious cupboard that is shelved for storage. One of the bedrooms has a walk in wardrobe, the other a fitted wardrobe and they both boast en-suite shower rooms.

Outside, there is ample off road parking on the pressed coloured and patterned concrete 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 two patio areas, flower beds and a shed.

The current owners bought this property in 2010 and is has been enjoyed for many years.

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators, the GreenStar Worcester boiler was installed in 2019 and was last serviced in June 2022. (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 E

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.

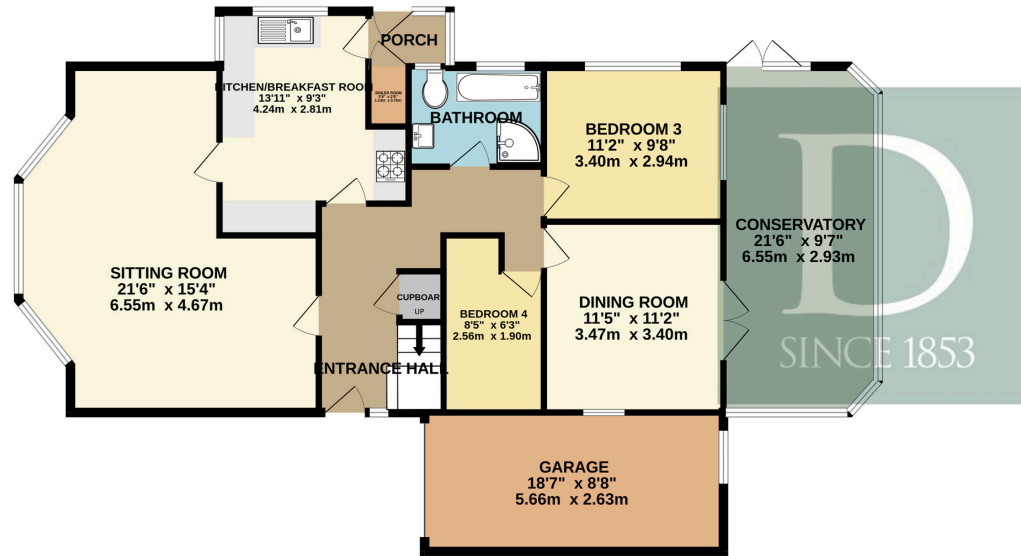
Tenure – Freehold



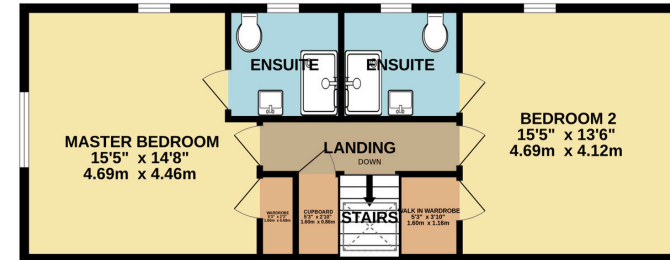


FLOOR PLAN

GROUND FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.2 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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