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DURRANTS  
FOR SALE  
0206 875222

WOODCOTE

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HOLTON ROAD, HALESWORTH IP19 8HQ



A three-bedroom detached bungalow with a generous size garden to the rear, off road parking, garage and only a short walk from Halesworth Town Centre.

As you step into the property, you're welcomed into the entrance hallway. Within the hallway, you'll find several practical storage cupboards. Just off the hallway is the kitchen, which offers a delightful view of the garden and provides access to a convenient utility room next door. The utility room also houses the boiler, which is regularly serviced for peace of mind. The sitting room is a spacious reception area, with natural light, making it a bright and inviting space with the electric fireplace as the main focal point of the room. This room seamlessly connects to the sunroom, a great space perfect for enjoying views of the garden year-round. The master bedroom features a built-in wardrobe and an ensuite bathroom that boasts a shower, basin and toilet. Bedroom two is another generously sized double bedroom, overlooking the front of the property, while bedroom three, though smaller, would make an ideal home office or single bedroom. The family bathroom is well-appointed with a bath, toilet, and basin. Outside, the property is set back from the road, featuring a neat front garden. There is ample off-road parking available, along with a single garage for additional storage or vehicle space. The south-facing rear garden wraps around the bungalow and is primarily laid to lawn, offering a private and sun-filled outdoor area. A side gate provides easy access from the front to the rear of the property.



TENURE – Freehold

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

AGENTS NOTE– This property is subject to Probate

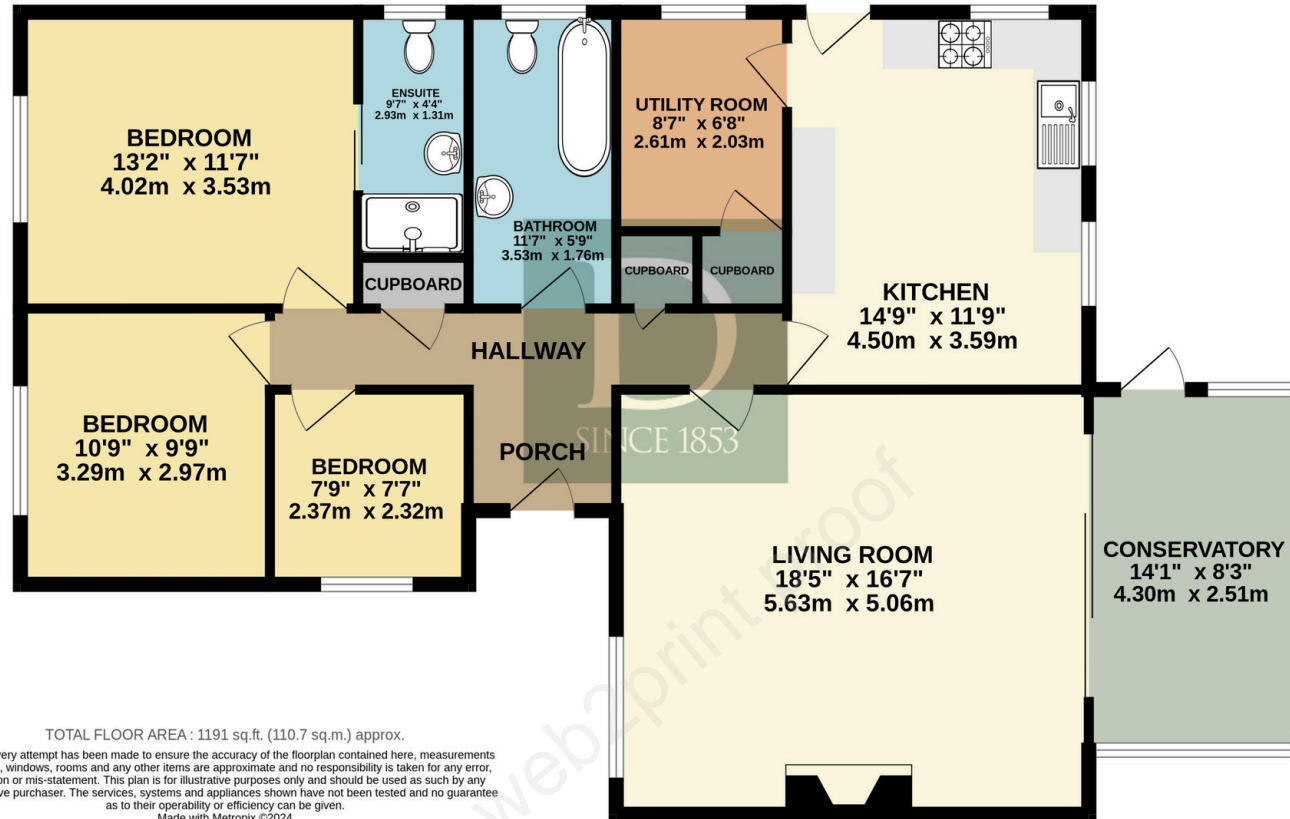




NO ONWARD  
CHAIN

FLOOR PLAN

1191 sq.ft. (110.7 sq.m.) approx.



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

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