



3 HANBURY CLOSE  
HALESWORTH, SUFFOLK, IP19 8DG





This unique detached bungalow is located only a short walk away from Halesworth town centre. Offering three double bedrooms and three generous size reception rooms, this bungalow is one to view!

As you enter this property, you're greeted by a spacious reception area known as the garden room. Added by the current owner, the garden room offers abundant natural light and includes a door leading directly to the garden. Adjacent to this space is a large sitting room, featuring a wood burner as the main focal point, with more natural light and another door to the outside. Currently, one reception room is used as a home office, though it could easily serve as a dining room. The kitchen is designed as a social hub with a central island and plenty of storage across a good range of wall and base units. Off the kitchen, there's a utility room with additional units and a door leading to the front of the property. On the opposite side of the property, you will find three bedrooms. The master bedroom is a large double room with built-in wardrobes and an en-suite that includes a bath with an overhead shower, basin, and toilet. Bedroom two is another double with built-in wardrobes, and bedroom three is a single with a storage cupboard. The family bathroom includes a shower, basin, and toilet.

Outside, there is ample off-road parking on the block pattern driveway and a double garage. There is also the benefit of an electric car charger. The south facing rear garden is mainly lawned, with a patio area and a summer house equipped with electricity.

Overall, this bungalow is a rare find in Halesworth, offering spacious living accommodations within a short walk to the town centre.

**TENURE** - Freehold

**SERVICES** Mains water, electricity and drainage are connected to this property. There is a pumping station in the garden which pumps this to the mains. Heating is provided by way of a gas central heating and underfloor heating in the Garden 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 - E

**EPC** - TBC

**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.

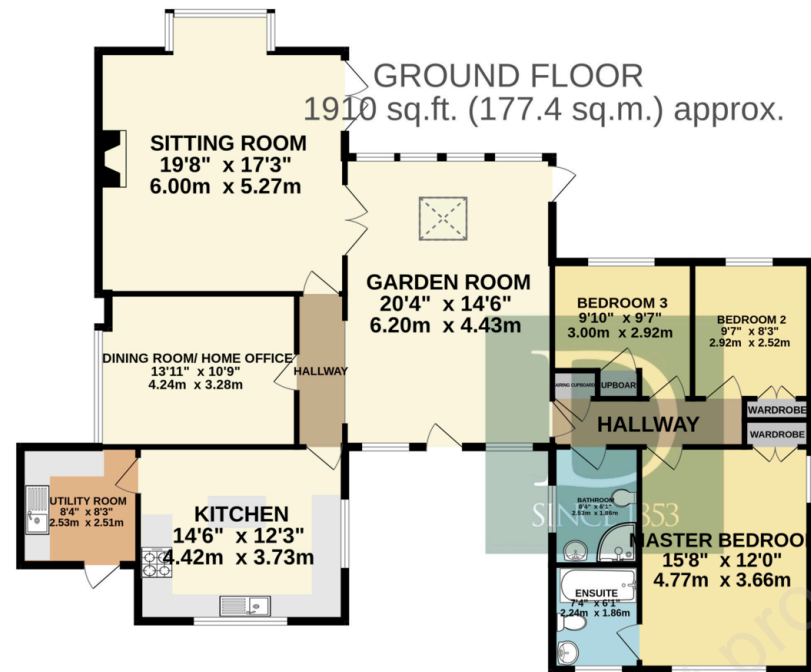








## FLOOR PLAN



TOTAL FLOOR AREA : 1910 sq.ft. (177.4 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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## CONTACT US

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