



25, GAINSBOROUGH DRIVE
HALESWORTH IP19 8TL



A semi-detached two-bedroom bungalow with off road parking, single garage, well maintained gardens to the front and rear, within walking distance of Halesworth Town Centre.

Stepping through the entrance porch you are welcomed into the spacious hallway. The open plan sitting room and dining area is a good size room with sliding doors out to the conservatory this is a UPVC double glazed construction and a lovely addition to the property with views over the rear garden. Off the sitting room you are welcomed into your kitchen area which offers a range of wall and base units with a built-in gas hob, electric cooker and plumbing for a washing machine. Off the hallway you have both bedroom one and two which are both good size rooms. Bedroom one overlooks the front aspect of the property and has built in wardrobes fitted. Bedroom two is a single room overlooking the front aspect of the property, this room is currently used as an office. The family bathroom is a generous size and boasts a bath with shower over, toilet and basin unit.

Outside to the front of the property, the garden has been designed with ease of maintenance in mind edged with hedging a shingled area and lawned with shrubs. There is off road parking for several cars as well as a single brick-built garage. The rear garden is mainly laid to lawn and is edged with shrubs and flowers with a shingle area perfect for outside dining, the rear garden is a generous size and contained by panel fencing with a timber built garden shed to the rear.

TENURE – FREEHOLD

SERVICES MAINS WATER, DRAINAGE AND ELECTRICITY ARE CONNECTED. HEATING AND HOT WATER IS PROVIDED FOR BY MAINS GAS 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 B

EPC – C

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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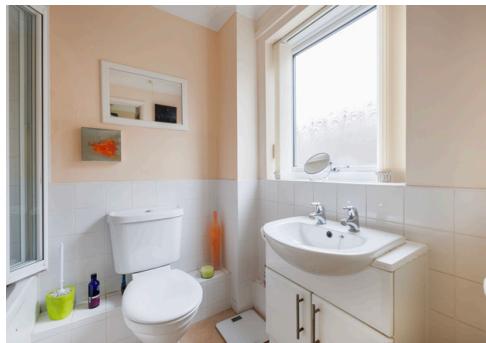


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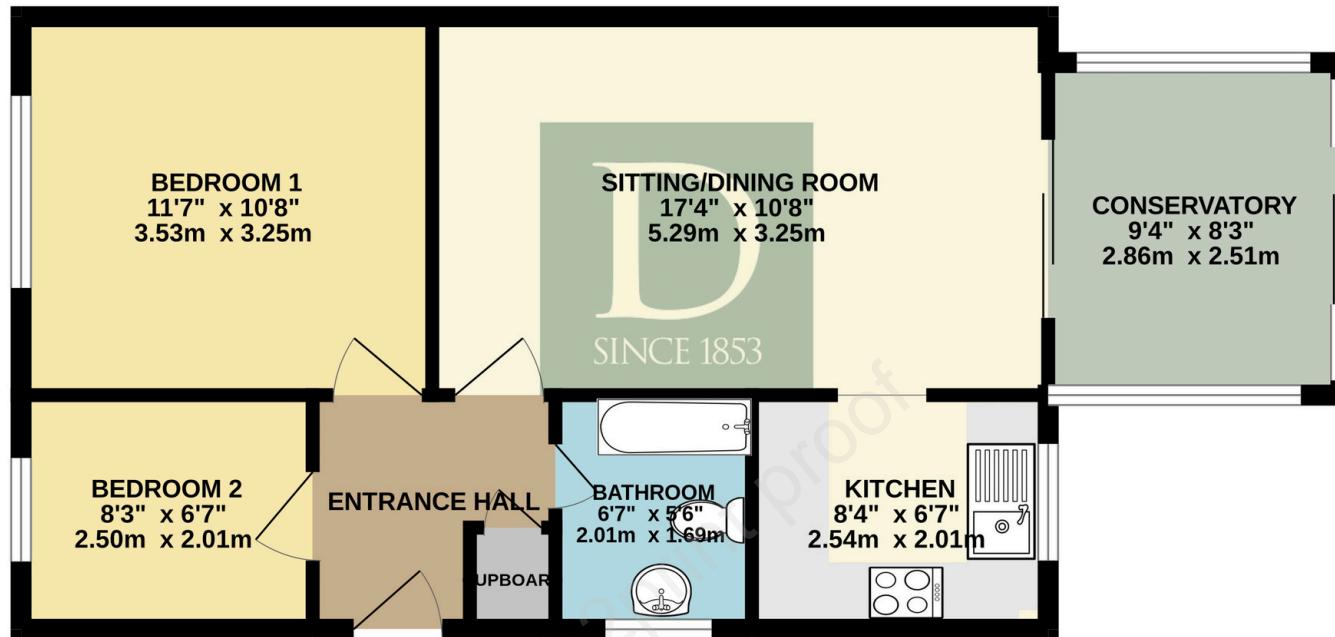




FLOOR PLAN

GROUND FLOOR

577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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