



75 DUKES DRIVE
HALESWORTH, IP19 8TJ



A four bedroom detached home located on a popular road in Halesworth. This is a spacious home that is beautifully presented and ready to move straight into!

As you enter the property through the front door, you are greeted by the hallway. To the right, you'll find a convenient WC with a basin and toilet. Straight ahead, there is a converted home office, originally the garage, offering an ideal space for those working from home or serving as a perfect playroom. Moving further into the home, you'll discover the family room, which overlooks the front of the property and offers a wonderful setting for family activities. The spacious kitchen/dining room features plenty of cupboard space, along with a larder cupboard under the stairs. Adjacent to the kitchen, there is a utility room, perfect for white goods and providing access to the side of the property. Connecting seamlessly with the dining room is the sitting room, filled with natural light, featuring two sets of double doors leading to the garden. This room also benefits from a wood burner, adding a cosy touch to the space.

On the first floor, you'll discover a spacious landing that leads to several well-proportioned rooms. The master bedroom is a generous size and benefits from built in wardrobes and its own ensuite shower room, which is fully equipped with a shower, a basin, and a toilet. Bedrooms two and three are also good size double rooms with enough space for additional furniture. Bedroom four is a single room, ideal for a child's room, guest room, or home office. The family bathroom is well-appointed, featuring a bath, basin, and a toilet.

Outside, the property offers substantial off-road parking on the driveway. To the rear of the house, you'll find a delightful patio area, perfect for outdoor dining. The remainder of the garden is laid to lawn with borders along the fence for shrubs and greenery. Additionally, there is a garden shed, ideal for storing tools, bikes, or any gardening equipment you may need.

TENURE – Freehold

SERVICES - Mains water, drainage and electricity are connected. Heating is provided by way of gas fired central heating through the 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 – Tax band E

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

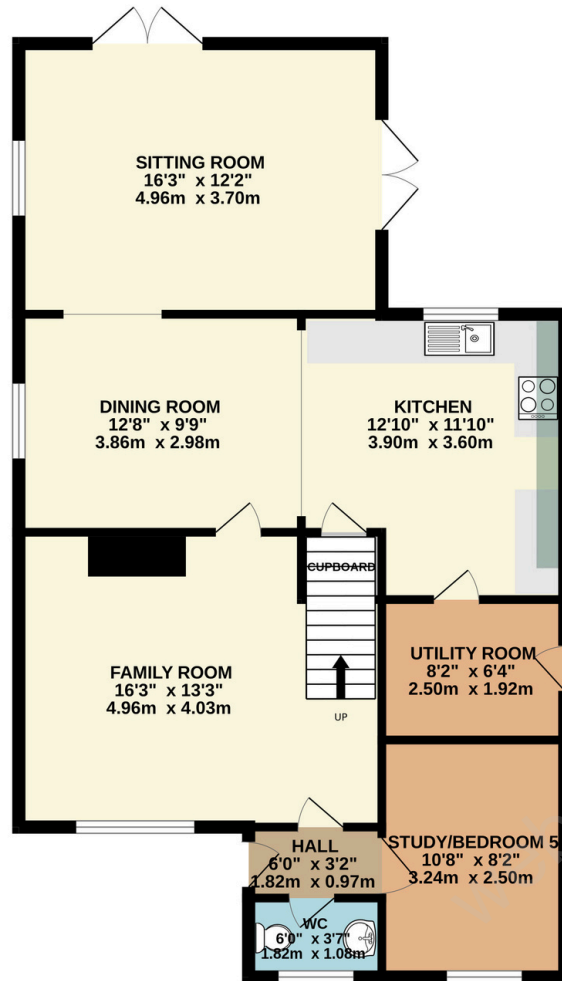
DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – D

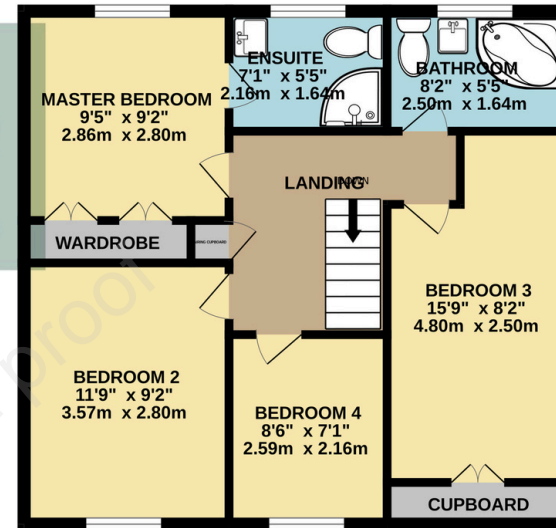




FLOOR PLAN



1ST FLOOR



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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