



13 PARK ROAD  
HALESWORTH, SUFFOLK, IP19 8LA





A two bedroom detached bungalow, with off road parking, single garage, and potential to extend, all within walking distance to Halesworth town centre.

As you step into the bungalow, you're welcomed into the entrance hallway. To your right is the first bedroom, a good-sized double with a view of the front of the property. Opposite is the second bedroom, also a double room with plenty of space for additional furniture. Moving further along, you'll find the bathroom, which includes a bath with a shower over, a basin, and a toilet. The dining area and kitchen are located at the back of the bungalow, both with views of the rear garden. The kitchen has a good amount of wall and base units for storage and work space. The living area feels like the heart of the home, with a large window overlooking the garden and a fireplace that acts as the room's main feature. Off the sitting room is the conservatory, a welcomed additional space that can be used for a variety of purposes. Outside, there's off-road parking for several cars to the front and rear of the property, plus a single garage. In addition, the property benefits from solar panels. The back garden is a generous size, mostly laid to lawn with a patio area to the rear of the property. There's also potential to extend the bungalow to the side (subject to the necessary planning permissions).



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 B

EPC – B

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.



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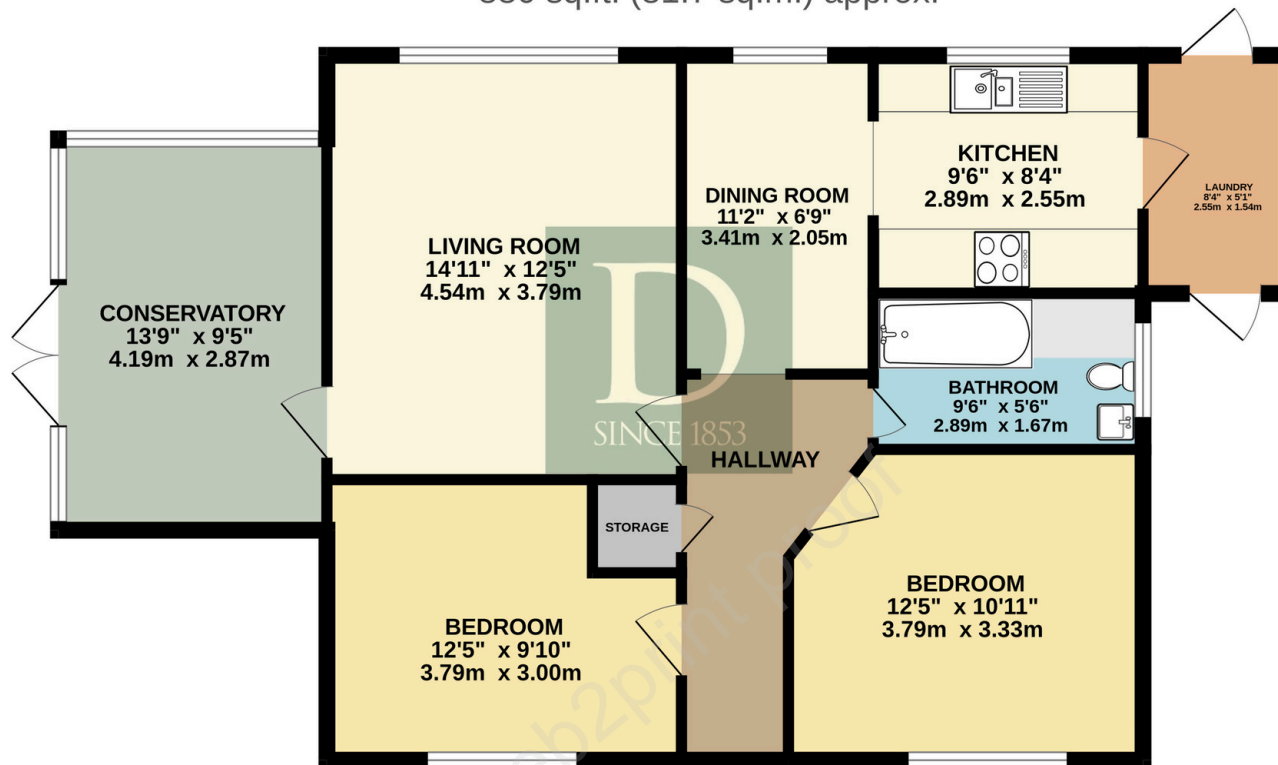






## FLOOR PLAN

GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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