



3 BRICK HILL COTTAGES

HALESWORTH ROAD, WISSETT, HALESWORTH, IP19 0NB



Set back off The Street in Wissett, this semi-detached home is located in a popular village offering a generous size garden, open plan living accommodation and three generous size bedrooms.

As you step through the front door of this property, you are greeted by a welcoming entrance porch, providing the perfect space for coats and shoes, before entering the hallway. To your right is the kitchen, which features a generous range of wall and base units, along with space for essential white goods. The room benefits from dual aspect views and offers enough space for a kitchen table if desired. Adjacent to the kitchen is a lean-to/conservatory, with a door leading to the side of the property. This versatile area is ideal for muddy wellies or additional white goods. Continuing through the archway from the kitchen, you'll find the sitting room. This bright and airy space features a wood burner as the central focal point and includes a handy storage cupboard under the stairs. Off the sitting room is the garden room/dining room, which opens up to the garden via bi-fold doors with skylights above. This wonderful room is perfect for enjoying the garden but could also serve as a playroom or home office. A convenient WC, complete with a basin and toilet, is located off this room.

Upstairs on the first floor you will find the master bedroom which overlooks the front aspect of the property and boasts an ensuite shower room. Bedrooms two and three are also good size double bedrooms whilst the family bathroom boasts a bath, shower, basin and toilet.

Outside to the front of the property there is ample off-road parking on the driveway. To the rear of the property the garden benefits from field views, is well maintained with a large, private patio area to the rear and the rest of the garden is laid to lawn with mature shrubs and trees. The garden benefits from a metal storage shed, smaller wooden shed, lean to wood storage and summerhouse.

SERVICES - Mains water, drainage and electricity are connected. Heating is provided by way of oil fired central heating. The kitchen hob is powered by Calor Gas. (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 C

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.

TENURE – Freehold

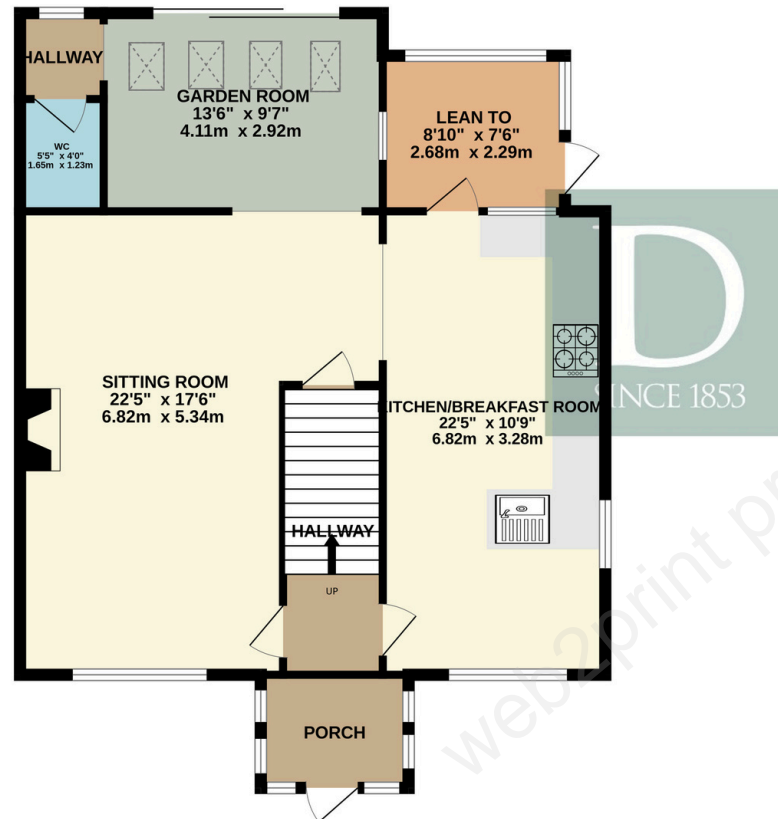
EPC - TBC





FLOOR PLAN

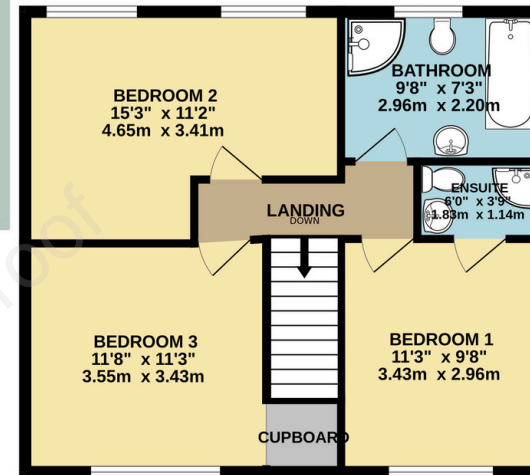
GROUND FLOOR
898 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



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