



23 STATION ROAD

HALESWORTH, SUFFOLK, IP19 8BZ





A charming semi-detached home dating back to approximately 1820's, located within walking distance of Halesworth town centre offering off road parking, three double bedrooms and a partially walled garden to the rear!

As you enter the property, you are welcomed into a generous size entrance hallway which features stairs leading to the first floor and at the rear, a door that opens out to the garden. To your left of the entrance hallway is a cosy sitting room with a bay window overlooking the front aspect of the property. This room benefits from a wood burner as well as plenty of free-standing shelving, making it an ideal space for book lovers! Directly across from the sitting room is the dining room, this also benefits from a bay window over the front aspect as well as a wood burner. Connecting nicely with the dining room is the kitchen. With a window to the rear, the kitchen enjoys views over the garden as well as offering ample wall and base units with additional space for white goods. Opposite the kitchen is an additional reception room full of charming character features such as the original oven. This room would make an ideal home office space for those working from home. Off this reception room is a downstairs WC boasting basin and toilet as well as a boot room/utility providing access to the garden to the rear.

Upstairs on the first floor is a generous size landing which through the archway, provides views over the garden. To the left is a small room, ideal for storage. Bedrooms one overlooks the front aspect of the property with a built-in cupboard as well as a walk-in wardrobe room. Bedroom two also overlooks the front aspect with built in airing cupboard whilst bedroom three enjoys views over the garden. All rooms are very good size double bedrooms. The family bathroom boasts a bath, shower, basin and toilet. Outside to the front of the property there is off road parking on the driveway for approximately four cars. There is a side access gate to the side of the driveway providing direct access to the rear of the property. The garden is a charming, partially walled garden that has been well maintained with different pockets of interest throughout. The garden also benefits from a greenhouse and shed!

Overall, this charming home is a must view property that is ready for someone to put their own stamp on!

**TENURE** - Freehold

**SERVICES** - Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating. 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 D

**VIEWING** - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553. Please note the vendor will do all viewings.

**EPC** – TBC









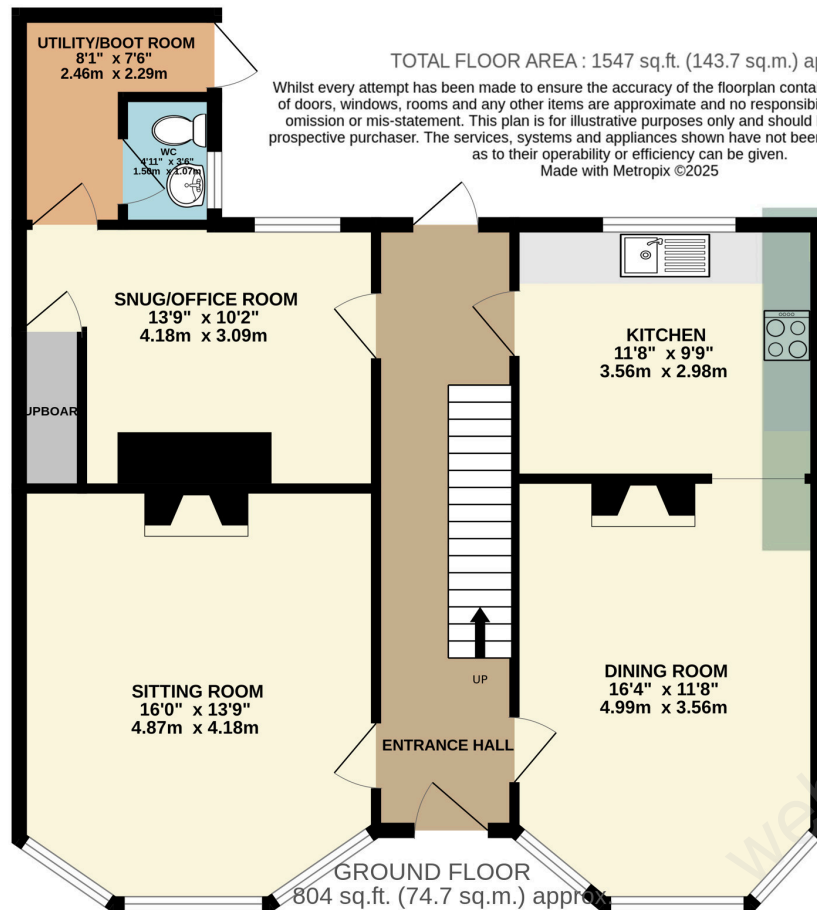








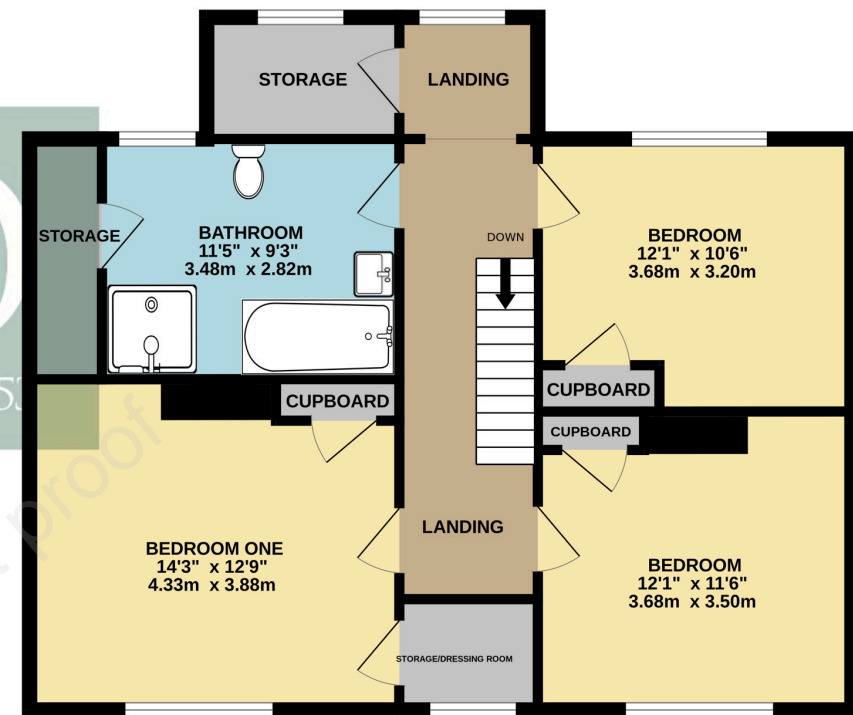
## FLOOR PLAN



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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1ST FLOOR  
742 sq.ft. (69.0 sq.m.) approx.

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## IMPORTANT NOTICE

**Durrants and their clients give notice that:**

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## CONTACT US

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