



## 2 ROOKYARD COTTAGES

STONE STREET SPEXHALL, HALESWORTH, IP19 0RN





This charming two-bedroom semi-detached cottage is situated in the sought-after village of Spexhall and benefits from off road parking, a low-maintenance garden and is being offered with no onward chain!

As you step through the main entrance porch, you'll find a wonderful cupboard on your left, providing an ideal space for shoes and coats, helping to keep the area tidy and organised. Beyond this, you'll enter the kitchen/dining room, a bright and spacious area

that is perfect for entertaining guests. The kitchen is well-equipped with a central island, offering a perfect space for casual dining or gathering, along with a variety of base and wall units providing ample storage options. It also features a charming butler sink and an integrated dishwasher. Double doors from the kitchen open directly to the patio area, offering an inviting space for alfresco dining or relaxing outdoors. A hallway extends from the kitchen/dining room, leading to a convenient wet room, a full height storage cupboard and a cosy sitting room. The downstairs wet room includes a shower, toilet, and basin, making it a practical addition to the home. The sitting room overlooks the front of the property and is complemented by a charming multi-fuel stove, adding warmth and character to the space. Stairs from the sitting room lead up to the first floor.

Upstairs, on the first-floor landing, you will find access to both double bedrooms, a cupboard for additional storage, and the family bathroom. The bathroom is equipped with a bath, a toilet and a basin. The main bedroom includes built-in wardrobes. Outside, the property boasts ample off-road parking with a spacious shingled driveway

to the front, with a good sized shed in the rear garden as well as a wood store. The rear garden is easy to maintain, featuring slatted paving and well-established flower beds, creating a pleasant and low-maintenance outdoor space. Offered chain-free and ready to move into, this property is an excellent opportunity and certainly one to view!

**TENURE - Freehold**

**SERVICES -** Modern electric WIFI controlled convection heaters throughout and multi-fuel stove in the sitting room. uPVC double glazing throughout which were new in 2024. Mains water, electricity and drainage. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY – East Suffolk – B**

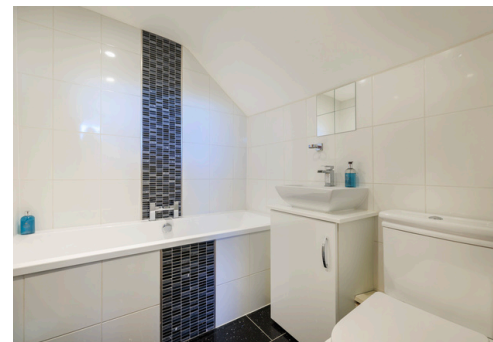
**EPC – TBC**

**VIEWING -** Strictly by appointment with the agent's Halesworth office.

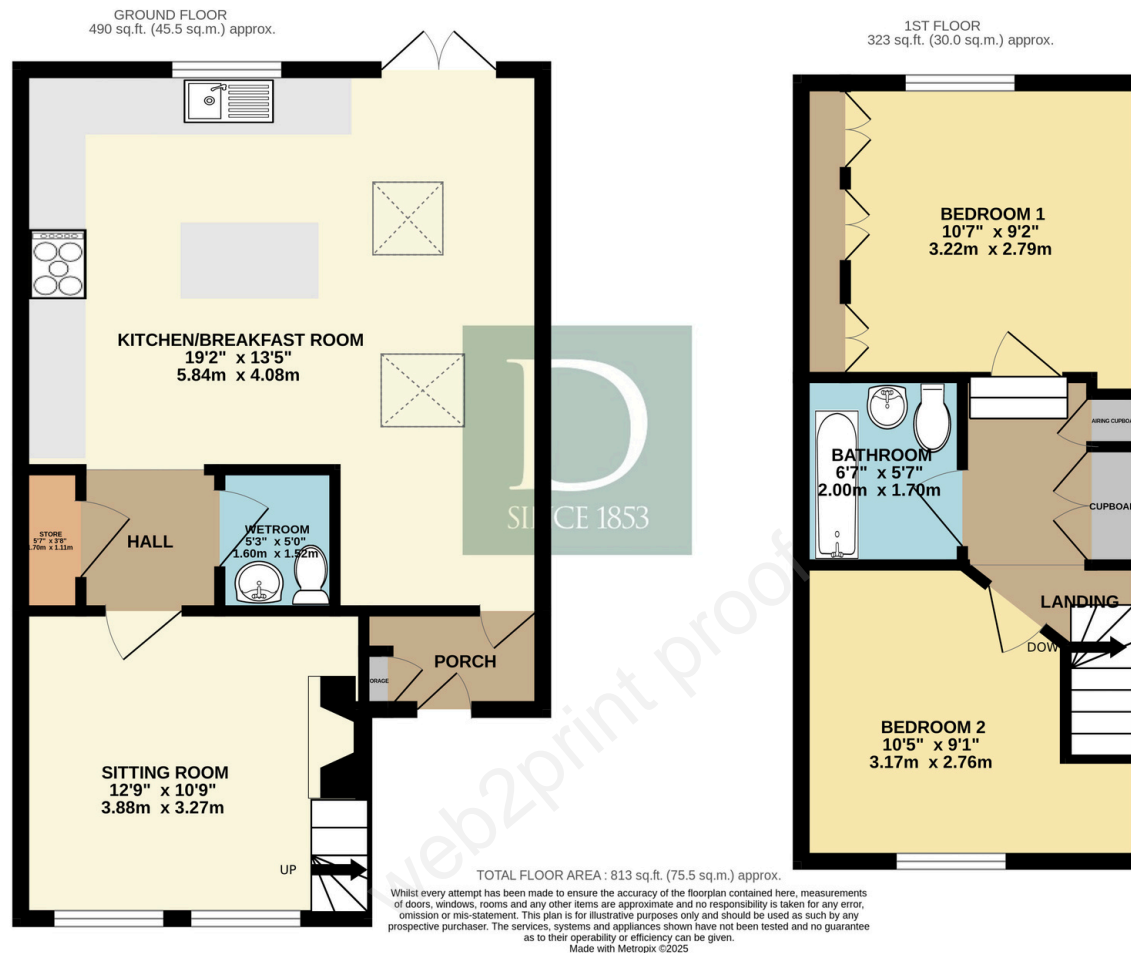
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## FLOOR PLAN



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