



2 UPLANDS WAY
HALESWORTH, SUFFOLK, IP19 8JW



This three-bedroom end terrace house located in Halesworth, offers three double bedrooms, an open plan sitting/dining area, as well as off road parking and a single garage.

Entering the property via a porch and front door, you are greeted by a spacious entrance hallway. Just off the hallway is a convenient downstairs WC, fitted with a wash basin and toilet and a large storage cupboard. To the left, the dining area enjoys views over the front aspect and connects nicely with the adjoining sitting room. This space features a fireplace as its focal point and benefits from sliding doors that lead directly to the rear garden. The kitchen is well-appointed with a comprehensive range of wall and base units, offering ample storage and workspace. There is also sufficient room for a breakfast table, making it ideal for casual family meals. Leading off the kitchen is a versatile reception/garden room, which enjoys pleasant views of the rear garden and provides additional living space if required and also benefits from sliding doors.

Upstairs, the first-floor landing is generous in size and includes built-in storage cupboards. Bedroom one is a spacious double, complete with built-in wardrobes and overlooking the rear garden. The second bedroom is also a double with integrated storage, while the third bedroom is a comfortable single or small double, also positioned at the rear.

Externally, the property benefits from off-road parking in front of a single garage, with additional parking available nearby within the close. The front garden is mainly laid to lawn. To the rear, the garden features a well-maintained lawn and a paved patio area. Overall this home offers spacious reception rooms, off road parking and is only a short distance from the town centre of Halesworth.

SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of Gas 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 - C

EPC - C

TENURE - Freehold

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



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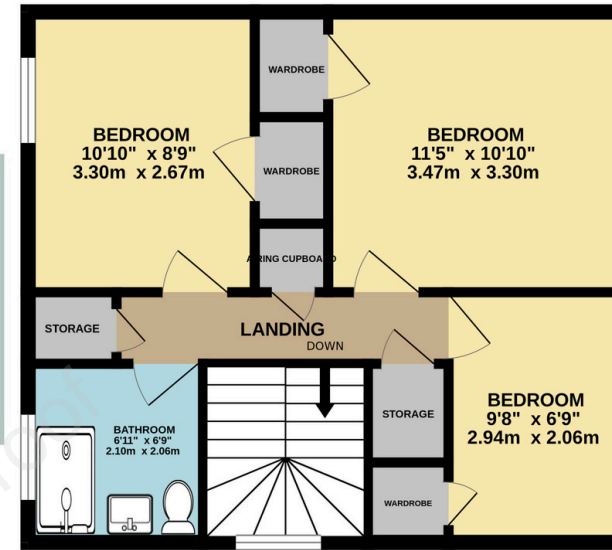


FLOOR PLAN

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 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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