



16 DUKES DRIVE
HALESWORTH, SUFFOLK, IP19 8DS



A well-presented two-bedroom semi-detached bungalow featuring a spacious living room, open-plan kitchen/diner, sunroom, en-suite to the master, and integral garage.

Upon entering the property through the front door, you are welcomed into a central hallway. Immediately to the left is bedroom two which is a well-proportioned double room overlooking the front aspect of the home. To the right of the hallway is bedroom one, which is also a spacious double room, featuring built-in wardrobes and a modern en-suite shower room comprising a shower enclosure, toilet, and basin. Continuing through the hallway, on the left-hand side is a generously sized separate living room, offering a comfortable and versatile space for relaxation. This room benefits from sliding doors that open out onto the rear decking area, ideal for indoor-outdoor living during warmer months. To the rear of the property is an open-plan kitchen and dining area, enjoying views over the garden. The kitchen is fitted with a range of wall and base units and offers space for essential appliances. Adjacent to the kitchen is a sunroom—constructed as a full room rather than a conservatory—providing further living space and direct access to the rear garden. From the sunroom, a door leads into the utility room, which includes additional worktop space, appliance provision, and access into the integral garage.

Externally, the property offers off-road parking on a private driveway to the front. The rear garden features a decked seating area, lawn, mature planting beds, and enjoys open field views, providing a peaceful and scenic outdoor space.

Tenure - Freehold - Vacant possession of the freehold will be given upon completion.

SERVICES - Mains water, electricity and drainage are connected. Heating is provided by way of gas fired central heating via radiators. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – Band B

EPC – C

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



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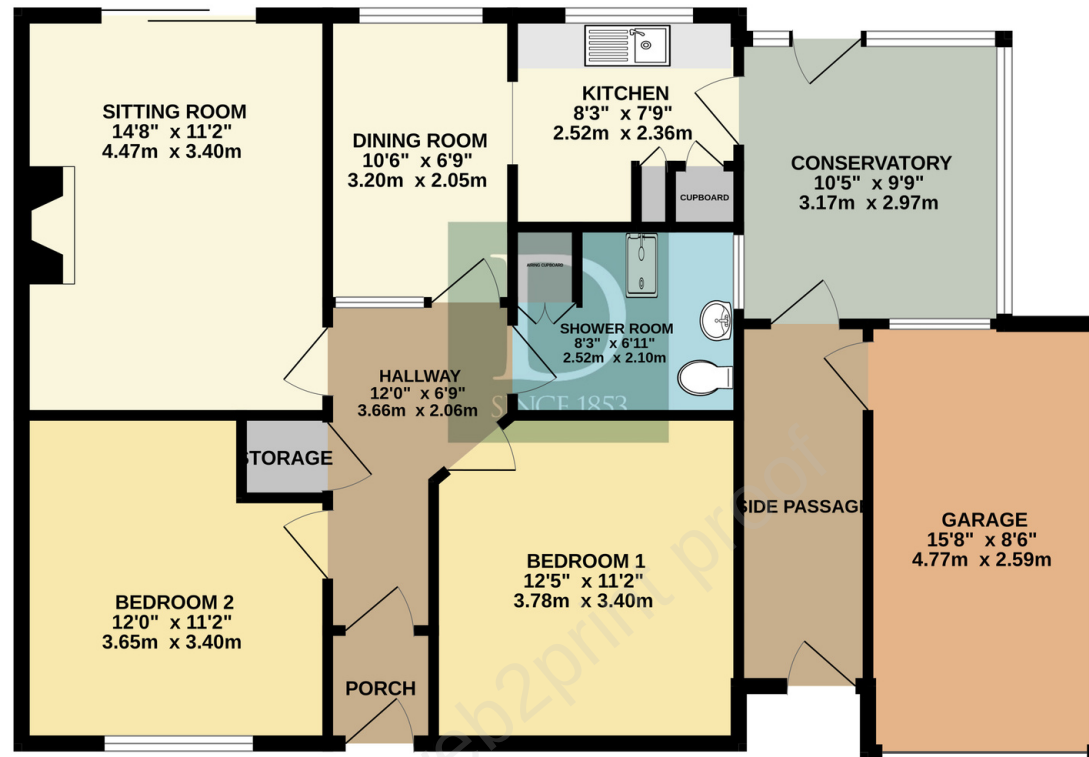
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FLOOR PLAN

GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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