



BROADVIEW
NORWICH ROAD HALESWORTH, IP19 8QQ



A three/four-bedroom detached chalet bungalow offering off road parking, single garage and a wrap around garden with field views to the rear, all with no onward chain!

When you enter the property, you step into the entrance porch. To the right is access to the internal garage and a convenient WC with toilet. To the left, a door leads you into the kitchen, which is fitted with a selection of wall and base units, along with space for essential appliances. The kitchen also looks out over the rear garden, giving it a pleasant outlook. Off the kitchen is a versatile reception room, which could be used as a dining area, study, or hobby space, depending on your needs. From here, the home opens into the main sitting room. This is a well-proportioned space, with a wood burner providing a central feature. The room benefits from plenty of natural light thanks to dual aspect windows and doors that lead directly out to the garden. At the rear of the property, a hallway connects the bedrooms and also offers useful storage cupboards. The main bedroom is a good-sized double room with views over the side of the property and garden. The second bedroom is another comfortable double, this time overlooking the rear garden. The third bedroom is a smaller single room, which the current owners use as a garden room, as it has double doors opening directly outside, making it a bright and flexible space. The bathroom includes a bath, basin, and toilet. From the hallway, steps lead up to the first floor, where you will find an additional double bedroom with views over the garden, along with a handy storage room in the attic space. Outside there is ample off-road parking on the driveway as well as access to a single garage. The garden wraps around the property and is mainly laid to lawn. The garden benefits from mature shrubs and trees and has been maintained beautifully by the current owners and enjoys field views to the rear of the garden!

TENURE – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of oil-fired central heating through radiators. There is also the addition of a wood burner located in the sitting room. The boiler was last serviced in May 2025. Gas is available at the roadside however, this is not connected. (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

EPC – TBC

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.



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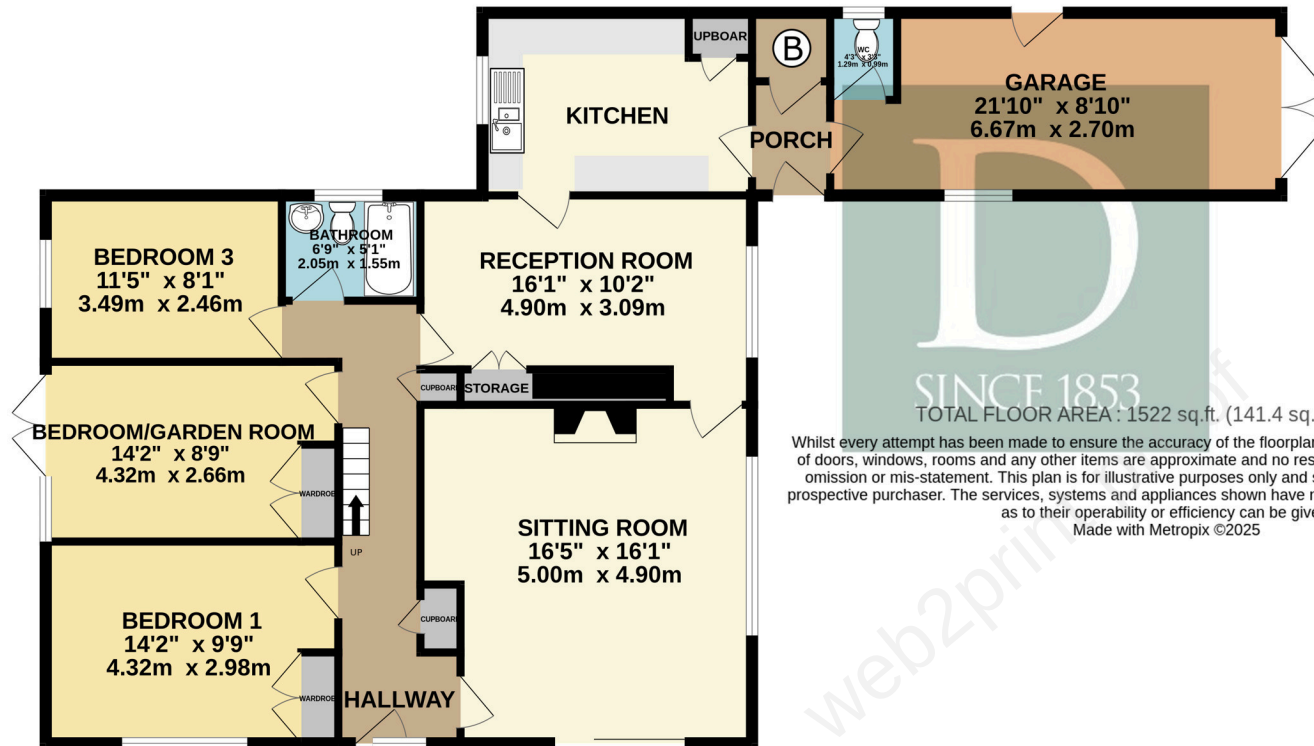
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FLOOR PLAN

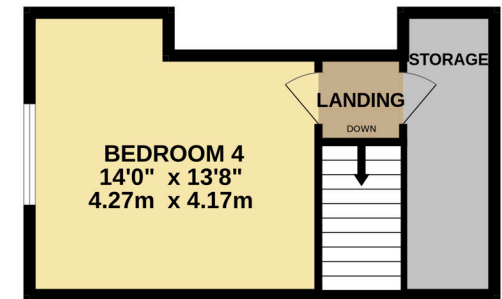
GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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
285 sq.ft. (26.5 sq.m.) approx.



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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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