



41 BARONS CLOSE
HALESWORTH, SUFFOLK, IP19 8EJ



Built in 1972, this detached home enjoys a peaceful position at the end of a cul-de-sac close to Halesworth Town Centre. Offering three bedrooms, off-road parking, and attractive front and rear gardens, the property is available with no onward chain.

Upon entering the property, you are welcomed into a spacious entrance hall providing access to both the first floor and the ground floor reception rooms. The hall includes useful understairs storage—perfect for coats and shoes—as well as an additional cupboard housing the central storage heater. Leading off the hallway is a generous sitting/dining room featuring dual-aspect windows that allows ample of natural light to fill the space. The kitchen is fitted with a range of wall and base units, a large larder cupboard and a door giving access to the side of the property. Upstairs, bedroom one is a well-proportioned double room overlooking the rear garden. Bedroom two, another spacious double, enjoys views to the front and includes a large wardrobe that the current owner is happy to leave. Bedroom three is a comfortable single room that could also serve as a home office. There is a large storage cupboard located over the stairs. The bathroom includes a bath and basin, with a separate WC situated next door. Outside, the property offers off-road parking for two cars on the driveway, as well as a single garage. The front garden is mainly laid to lawn and features a selection of mature trees, including fruit trees. The well-maintained rear garden offers various areas of interest, including a patio for outdoor dining, a vegetable patch, and a garden shed ideal for storage.

Tenure – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided by way of a central storage heater supplying ducted warm air. The windows were replaced with UPVC double glazing in 2003 whilst the doors were replaced in 2009. (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.

AGENTS NOTE – At the end of the garden is a piece of unregistered land which belongs to 41 Barons Close. We are of the understanding that at the point of purchase, this will be registered to the new owner.



3



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1



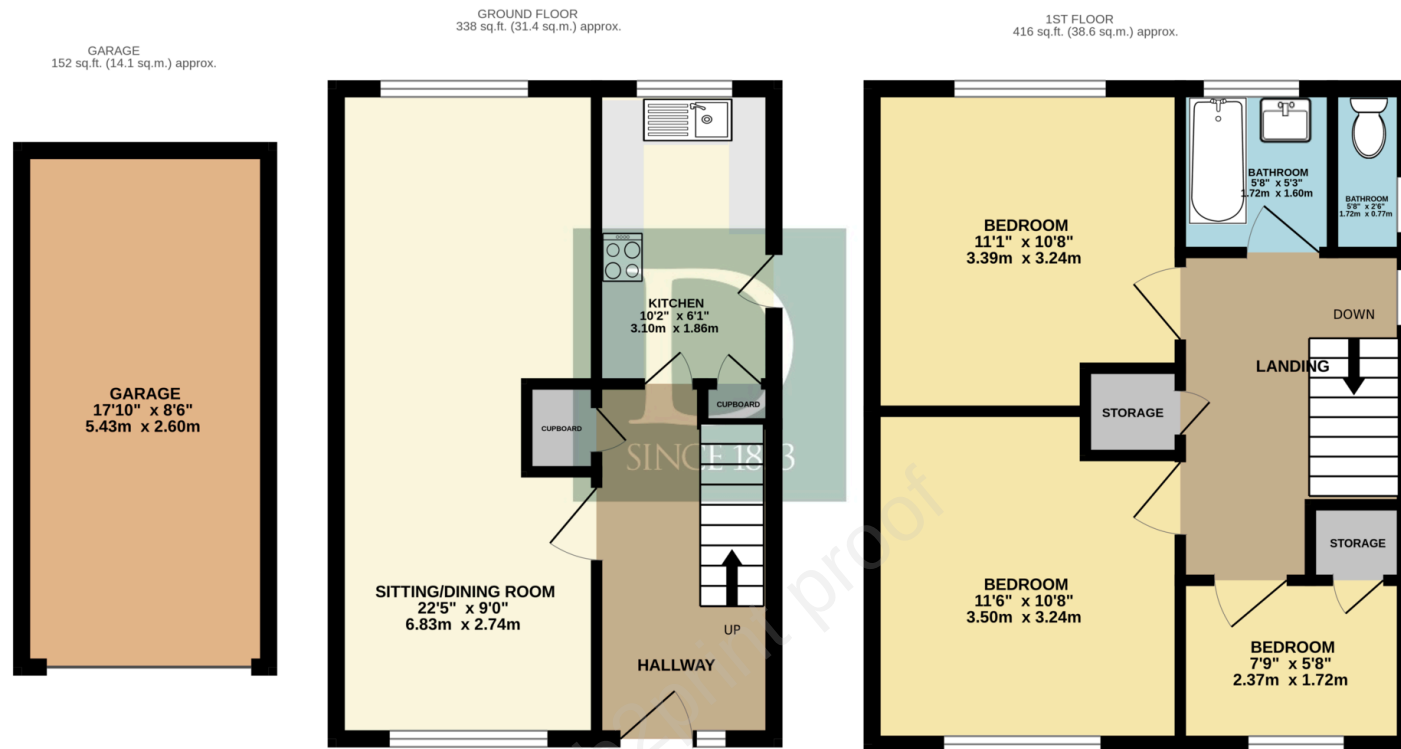
2



1



FLOOR PLAN



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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CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**
Email : **halesworth@durrants.com**