



91, DUKES DRIVE
HALESWORTH, IP19 8TJ



Offered chain free with lots of potential, this three bedroom detached bungalow is one to view! With off road parking and an integral garage, as well as an enclosed rear garden and perfect location, close to Halesworth town centre.

Upon entering the property, you are welcomed into a bright entrance hallway featuring a convenient storage cupboard. To the right is a cloakroom fitted with a WC and basin. The kitchen/breakfast room is well-appointed with a range of base and wall-mounted units, ample worktop space, and provision for various appliances. The kitchen enjoys views over the rear aspect and leads directly into the adjoining utility room, which offers additional appliance space, ideal for a washing machine and fridge/freezer, and provides direct access to the rear garden. From the utility room, a connecting door leads into the single garage, which benefits from an electric up-and-over door and a window allowing natural light. The spacious sitting/dining room features an attractive fireplace and double doors opening out to the rear patio area, creating an ideal space for relaxation or entertaining. A further hallway provides access to the bedrooms and family bathroom.

The bathroom comprises a bath with shower over, WC, and basin. Bedroom one is a generous double with fitted wardrobes, bedroom two is also a double room, and bedroom three offers flexible use as a single bedroom or home office. The airing cupboard houses the water tank and provides useful shelving for additional storage. A ramp from the utility room leads into the rear garden, which, while currently overgrown, offers excellent potential.

The garden includes a patio area, a lawn, a walled seating section, and an enclosed layout with access to the front of the property. A garden shed provides further outdoor storage.

SERVICES - MAINS ELECTRICITY, WATER AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS BY WAY OF GAS FIRED 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 - D

EPC - C

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.



3



1

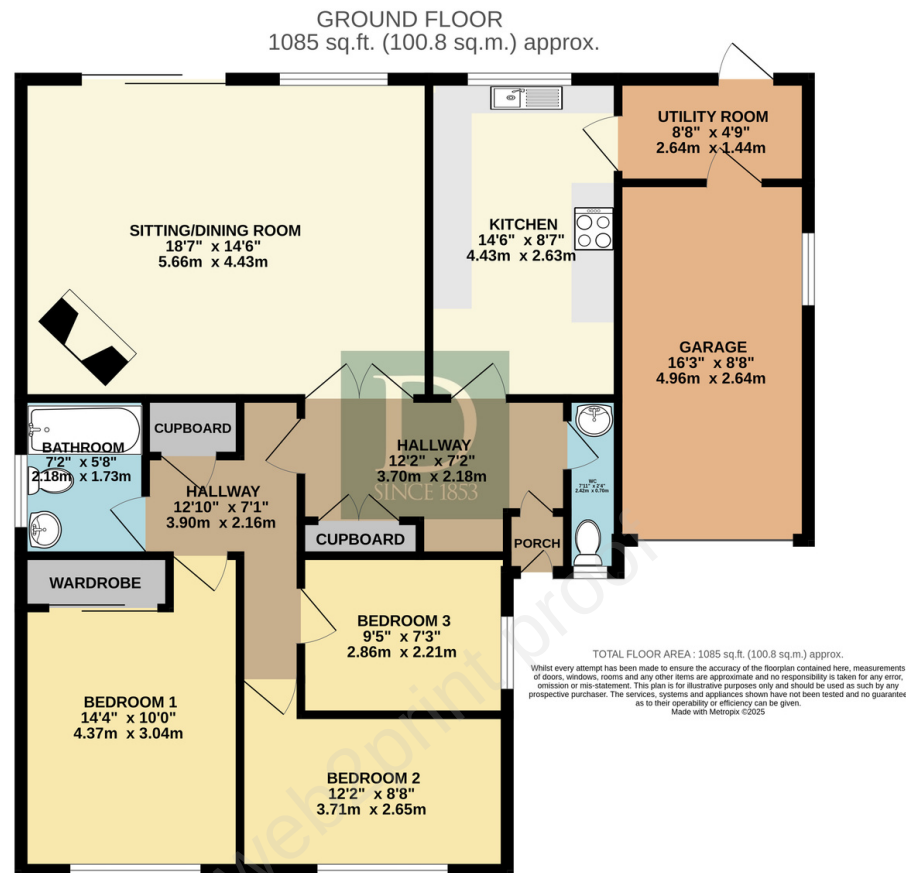


1





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 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.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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

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