



BROOKSIDE,

THE STREET BRAMFIELD, HALESWORTH, SUFFOLK, IP11 9HT



Brookside is a Georgian-era semi-detached house built in traditional brick construction with a clay pantile roof, featuring gardens to both the front and rear.

Stepping through the main front door, you are welcomed into the entrance lobby. To the left is the dining room, which enjoys views over the front aspect, while to the right, the dual-aspect sitting room features a central fireplace which has been closed up, and a door leading directly to the rear garden. An archway from the sitting room leads to the staircase rising to the first floor. A step down takes you into the kitchen, fitted with a range of base and wall units, a rear door to the garden, a serving hatch to the dining room, and space for appliances. From the kitchen, steps lead down into the utility room, which offers additional rear access, base units, a double cupboard, and a WC with toilet and basin. Upstairs the spacious landing provides access to the bedrooms. The left is bedroom three, overlooking the rear aspect with fitted wardrobe and shelving. This leads onto bedroom four, which could be used as a dressing room or nursery. Bedroom two is a double room overlooking the front aspect whilst bedroom one is a large double, overlooking the front featuring a fitted wardrobe and basin. Outside, the property has a small front garden and a long rear garden featuring mature trees, outhouses, a chicken run, log store, shrubs and flower beds, and several sheds — including one used as a workshop and a metal shed. While offering great character and potential, the house would benefit from modernisation throughout.



LOCAL AUTHORITY – EAST SUFFOLK – D
EPC – E

VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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FLOOR PLAN

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
605 sq.ft. (56.2 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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