



THE BROADWAY,
NORWICH ROAD HALESWORTH. IP19 8QW



The Broadway is a traditional semi-detached cottage located on the edge of Halesworth Town Centre and was built in approximately the 1830's. Offering plenty of charm, this two-bedroom home also benefits from off road parking, a wonderful garden with brick outbuilding and generous living accommodation!

Stepping through the rear door of the property, you are welcomed into the kitchen. This well-proportioned space enjoys pleasant views over the rear garden and is fitted with a good range of wall and base units, providing ample storage and preparation space. From the kitchen a small porch area can be accessed, offering a practical spot for coats and shoes. Beyond the porch is the downstairs bathroom, which is equipped with a bath with shower over, wash basin and toilet. Connecting nicely with the kitchen and enhancing the flow of the layout is the dining room. This space features a charming fireplace that serves as an attractive focal point of the room, ideal for both everyday dining and more formal entertaining. To the front of the property is the sitting room, a cosy cottage-style space with a window overlooking the front aspect and a secondary door providing access to the side of the property. An understairs cupboard offers useful additional storage. On the first floor both bedrooms are accessed from the main landing. Bedroom one is a generous double room with exposed timbers, overlooking the front aspect, allowing in plenty of natural light. Bedroom two is also a comfortable double, overlooking the side aspect and benefitting from two built-in cupboards, ideal for clothing or general storage. Outside, the property enjoys off-road parking on the driveway for one vehicle. To the rear lies a substantial and well-maintained garden, predominantly laid to lawn and bordered with mature shrubs and trees. Positioned within the garden is a summer house, fully insulated, offering a space to enjoy the outdoors all year round. In addition, a useful brick outbuilding with electricity supply provides an ideal space for additional white goods, storage, or hobby use.

SERVICES - Mains water, electricity and drainage are connected to the property. Heating is provided by electric radiators and wood burner. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE - Freehold

LOCAL AUTHORITY – East Suffolk - Tax band B

EPC – E

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

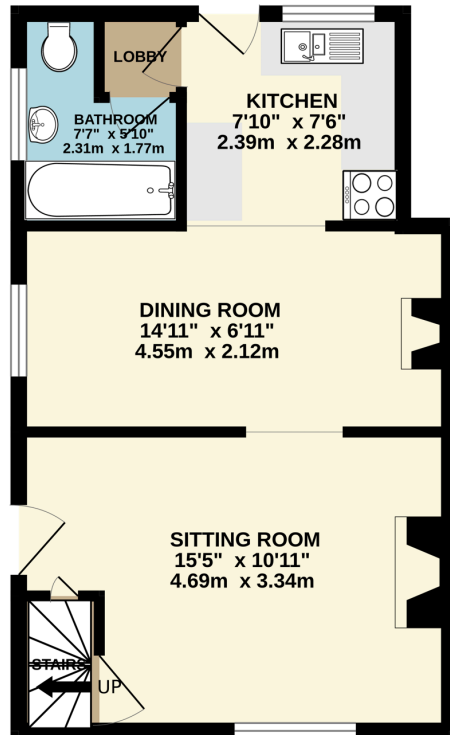
DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



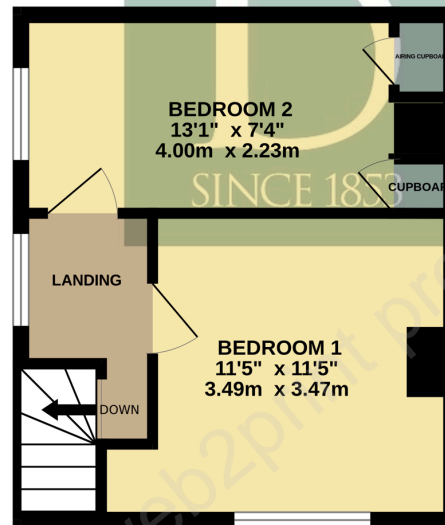


FLOOR PLAN

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



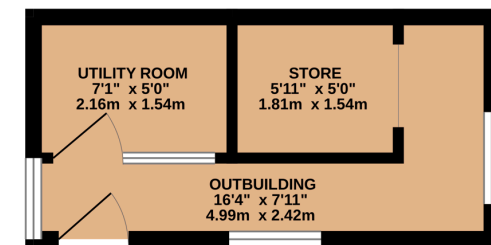
1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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BRICK OUTBUILDING
130 sq.ft. (12.1 sq.m.) approx.



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