



55 Quay Street

Halesworth, Suffolk, IP19 8EY

£249,000

With a pretty terraced garden, large garage and gated parking this town cottage must be viewed. 5 minutes walk to the town centre and the station the accommodation comprises 3 bedrooms, bathroom/wc, shower room/wc, conservatory, kitchen, sitting room, living room and dining room. Gas central heating. Split level garden with 2 greenhouses.

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To the front of the property a half glazed residential door provides access to:

ENTRANCE HALL Radiator, under stair storage cupboard and a door leading to the CELLAR which has power and light connected.

LIVING ROOM 12' 10" x 12' 0" (3.91m x 3.66m) Double glazed window to the front elevation with window shutters, radiator, fireside dresser units.

SITTING ROOM 12' 10" x 12' 0" (3.91m x 3.66m) Double glazed window to the front elevation with window shutters, radiator, brick fireplace with marble mantel and display shelves, the fireplace houses the living flame coal effect gas fire, formed arch to:

DINING ROOM 12' 10" x 8' 0" (3.91m x 2.44m) (max) Recess housing the wood burning stove, fireside cupboards, radiator and window overlooking conservatory.

KITCHEN 12' 8" x 8' 0" (3.86m x 2.44m) Single drainer stainless steel sink unit with a double cupboard under, worksurface with 2 single, 1 double and two drawer units under, built in Maxol gas fired double oven with Moffatt 4 ring gas hob, 1 double and 1 single matching eye level cupboards, fitted shelving, door to:

SHOWER ROOM Fitted with a white suite comprising a spa shower, low level wc and pedestal wash hand basin, window to the rear.

CONSERVATORY 15' 9" x 6' 6" (4.8m x 1.98m) Fitted worksurface with inset circular sink, plumbing for an automatic washing machine and dishwasher, double glazed windows on 3 sides and double doors to the garden.

The stairs to the first floor rise from the Entrance Hall to:

LANDING Double glazed window to the front, radiator, built in airing cupboard.

BEDROOM 1 12' 10" x 12' 0" (3.91m x 3.66m) Radiator, double glazed window to the front, 2 fitted wardrobes with matching dressing table.

BEDROOM 2 12' 10" x 12' 0" (3.91m x 3.66m) Radiator, 2 fitted wardrobes with matching dressing table, double glazed window to the front elevation.

BEDROOM 3 12' 10" x 8' 0" (3.91m x 2.44m) Radiator, secondary glazed window to the rear, fitted wardrobe unit.

BATHROOM Panelled and enclosed bath with shower unit over, low level wc, inset wash hand basin with triple cupboard under, secondary glazed window to the rear, radiator, wall mounted gas fired boiler for central heating and domestic hot water.

OUTSIDE To the front of the property timber double gates provide access to the parking area for at least two cars which leads to the large garage (28' x 12'3" narrowing to 9'10") which has power and light connected, fitted work bench and shelving. To one side of the garage there is a store room.

The rear garden is on two levels, there is a paved patio with raised and well stocked borders, the top level is also mainly paved, has shingled borders also with raised borders, there are two aluminium and glass greenhouses.,

SERVICES All mains services are connected.

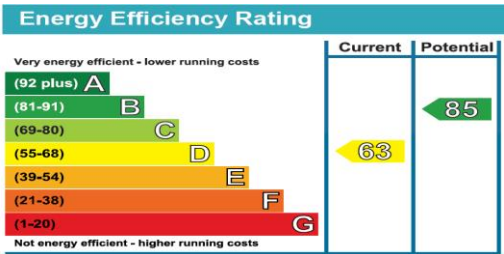
LOCAL AUTHORITY Waveney District Council, Town Hall, Lowestoft. tel 01502 562111

COUNCIL TAX As at April 2015 this property is in Council Tax Band C

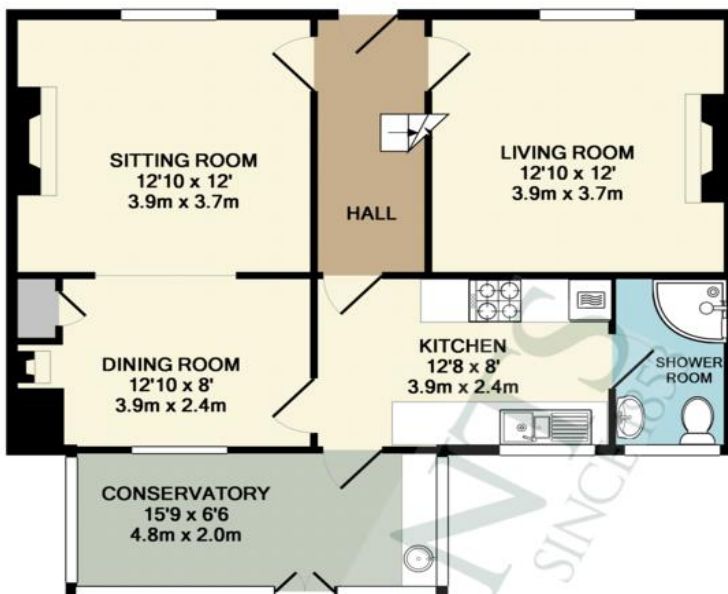
VIEWING Strictly by prior appointment with the vendors agents on 01986 872553 or by e-mail to halesworth@durrants.com

DIRECTIONS From the town centre Quay Street will be found as the road towards Southwold, the property will then be found on the left hand side before the viaduct.

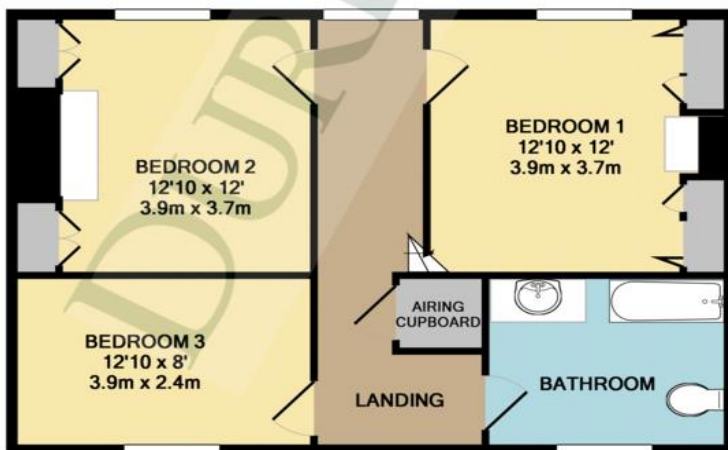
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Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey.



GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1301 SQ.FT. (120.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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