



## Halesworth, Suffolk

Guide Price £325,000

- Excellent condition
- Gas central heating
- 3 double bedrooms
- Edge of development
- Carport
- Ensuite
- Double glazed
- Garage
- EPC - B

# Carey Drive, Halesworth

Situated at the edge of this very popular new Hopkins Homes development on the eastern edge of the popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for most every day needs. Halesworth has a primary school, library, centre for the arts, doctors surgery and is well served with transport communications having a railway station offering a service via Ipswich to London Liverpool Street.



Council Tax Band: D





## DESCRIPTION

A linked semi-detached family home presented in excellent order throughout. The property is set back from the road with open plan garden. A driveway provides off-road covered parking and access to the garage. A side gate opens to the rear garden which is laid to lawn with paved foot path and patio area. The accommodation with gas central heating and double glazing features an entrance hall, cloakroom, sitting room, fitted kitchen/dining room with French doors opening to the garden. First floor landing leads to three double bedrooms, the principal bedroom having an ensuite shower room and a family bathroom.

## ACCOMMODATION

### ENTRANCE HALL

Panelled glazed entrance door. Staircase to first floor with storage cupboard below.

### CLOAKROOM

White suite comprising pedestal hand basin and WC.

### SITTING ROOM

Window overlooking front and double doors opening to:

### KITCHEN/DINING ROOM

Range of fitted base and wall cupboards, work surfaces with tiled surrounds and single drainer sink unit. Fitted electric oven and gas hob with cooker hood over. Plumbing for dishwasher and washing machine. Tiled floor. Window and French doors opening to the garden.

### FIRST FLOOR

### LANDING

Built-in airing cupboard.

## BEDROOM

Built-in double wardrobe and window to front.

## ENSUITE

White suite comprising tiled shower cubicle, hand basin with cabinet below, WC. Window to front.

## BEDROOM

Dormer window to front, roof light to rear.

## BEDROOM

Built in wardrobe. Window to rear.

## BATHROOM

White suite comprising panel bath with mixer tap and hand held shower, hand basin and WC. Opaque window.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage.

## OUTGOINGS

Council Tax Band currently D. Details can be obtained from the East Suffolk Council.

## VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20423/RDB

## FIXTURES & FITTINGS

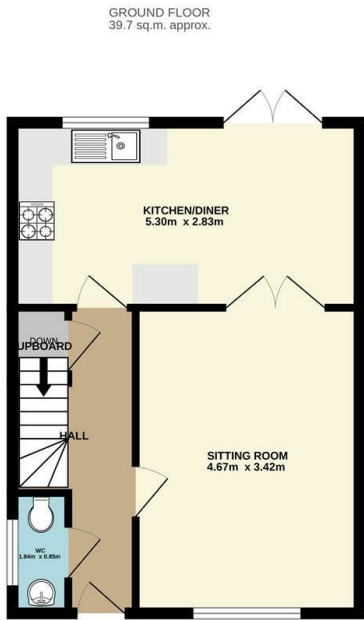
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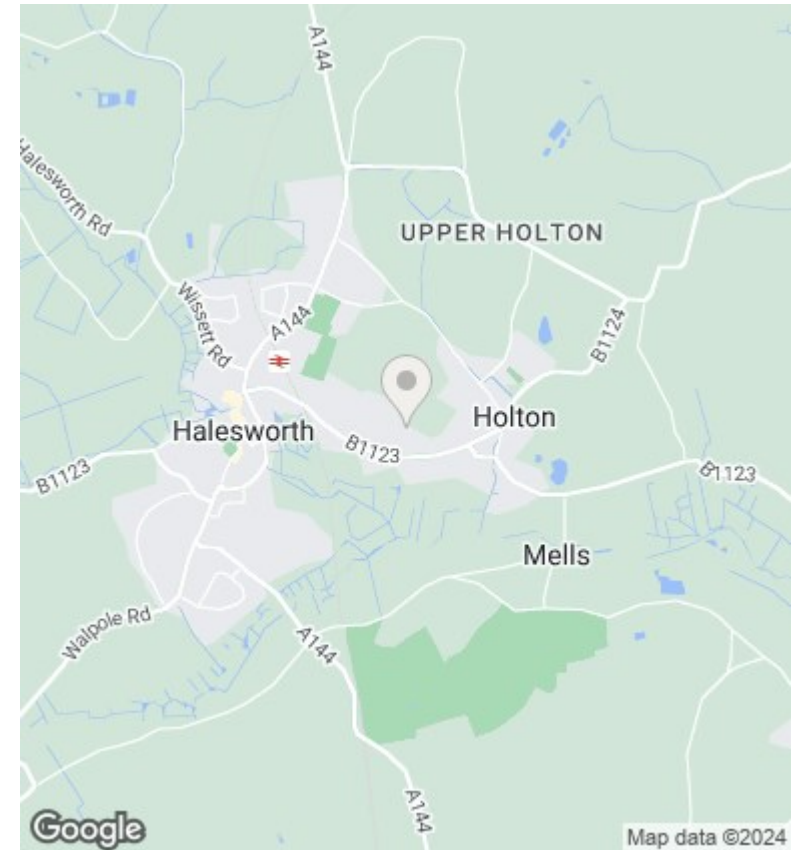








TOTAL FLOOR AREA: 96.7 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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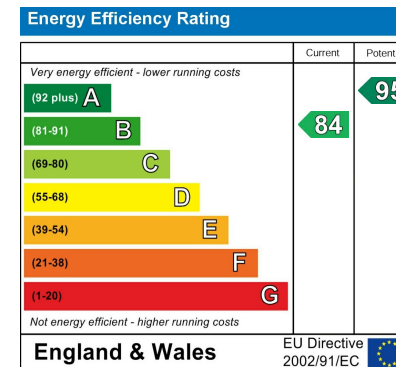


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)