



## Halesworth, Suffolk

Guide Price £290,000

- Walking distance to town centre
- Solar panels
- Large double reception room
- Gas central heating
- Driveway & garage
- Hand built kitchen
- Double glazing
- Conservatory
- EPC - B

# Jermyn Way, Halesworth

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 modern detached family house situated within half a mile of the town centre. The accommodation with gas central heating, double glazing and solar panels features; Entrance lobby, hall way, ground floor shower room. There is a spacious open plan 25 ft living/dining room which has patio doors opening out on to the south facing back garden, and a large window to the front aspect. There is a feature fireplace fitted with a coal effect gas fire. In addition there are two ceiling fans. These have three speeds, dimmable lights and can be controlled remotely, giving a cooler feel to very hot days.

At the rear is a particularly attractive fitted kitchen handmade from limed oak. The many wall and base cupboards as well as drawers, providing more storage than is usual in some larger kitchens. There is a dual fuel cooker providing 2 electric ovens and a gas hob, space for a fridge and a recessed area in the garage provides additional space for white goods.

The conservatory is directly off the kitchen and opens on to the back patio area. A door from the conservatory opens into the garage which has the potential to be converted into an additional room as the walls are of cavity construction rather than single skin brickwork.

On the first floor the largest double bedroom is to the front aspect with views over the countryside and has a large fitted wardrobe with both shelving and hanging space. The bedroom at the back is also a good size double and there is a further single bedroom to the front aspect which has a large built-in storage cupboard. All the bedrooms have variable speed ceiling fans. The airing cupboard houses the hot water cylinder, and there is also loft access. A bathroom completes the accommodation.

At the front of the property is a brick weave driveway providing ample parking for three cars and turning space.

## ACCOMMODATION

### ENTRANCE PORCH

Double glazed door opening to:

### ENTRANCE HALL

Staircase rising to first floor with storage cupboard below.

### SHOWER ROOM

Suite comprising shower, W.C. and handbasin with storage below.

### SITTING ROOM

Stone fireplace with fitted gas fire. Double glazed window overlooking front garden. Brick archway to:

### DINING ROOM

Double glazed patio doors opening to the garden.

### KITCHEN

A splendid bespoke handmade kitchen of limed oak with work surfaces, integrated one and a half bowl single drainer sink unit, water softener and separate drinking water tap. Double glazed window overlooking rear garden.

### CONSERVATORY

Glazed with door to rear garden.

## FIRST FLOOR

### LANDING

Built-in airing cupboard.

### BEDROOM 1

Double glazed bay window to front. Built-in wardrobe.

### BEDROOM 2

Double glazed window to rear.

### BEDROOM 3

Double glazed window to front.

### BATHROOM

Suite comprising panel bath with shower over, handbasin and W.C. Tiled surrounds. Towel rail.

### TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage are available. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

## OUTGOINGS

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

## VIEWING

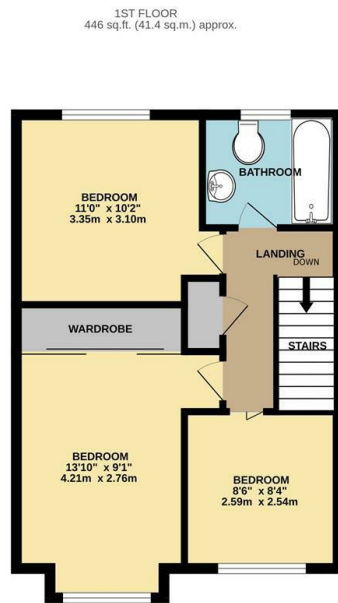
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 20427/RDB

## FIXTURES & FITTINGS

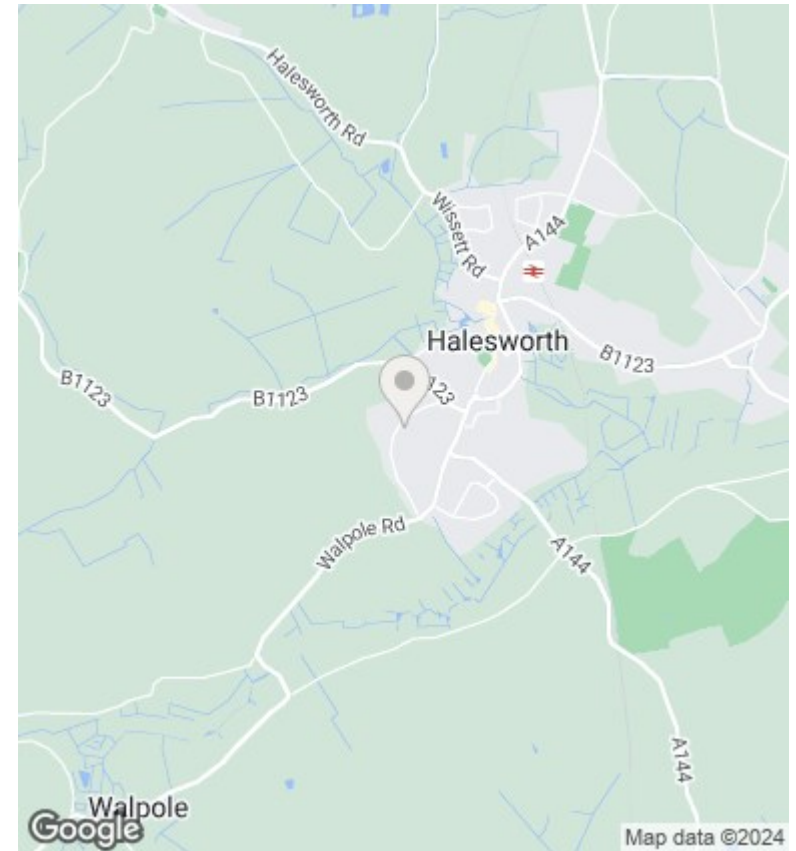
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TOTAL FLOOR AREA: 1168 sq.ft. (108.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 89        |
| (81-91)                                     | B | 82                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

### 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)