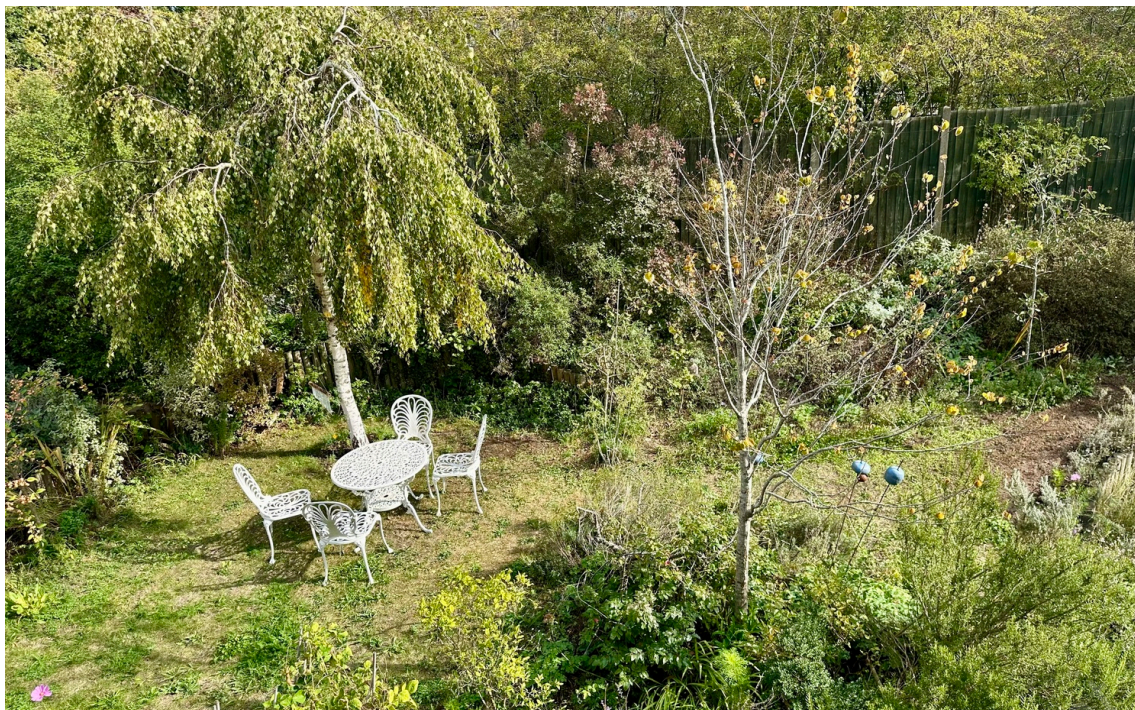




LEA HOUSE

10 NEWBY CLOSE, HALESWORTH, IP19 8TU



Lea House is impressively centrally situated in an elevated position at the end of a small, quiet, close, within walking distance to the town centre and mainline railway station. It is a spacious, four bedroom, family detached home with double adjoining garage; and a large conservatory across the width of a generous size sitting room.

Lea House opens to a pleasing entrance hall with downstairs cloakroom on the immediate left.

To the right is a large 21ft long sitting room, with an Inglenook fireplace housing a modern Charnwood C-Series wood burner. Directly opposite to this is a substantial built-in bookcase. The room leads through French doors to the conservatory and garden.

Back to the entrance hall, it leads left into the open plan well-proportioned dining room. The kitchen is approached from the dining room as well as from the entrance hallway. The kitchen houses a modern Worcester boiler, gas hob and eye level electric double oven. There is a Bosch dishwasher, an under-counter fridge and extensive cupboard space in the built-in units. To the right is the utility room housing a fridge freezer, Bosch washing machine, sink, and drying machine.

The pretty landscaped garden leading out from the utility room is completely secluded, with a number of mature trees and shrubs. It encircles the house to the right offering all year round views from the conservatory. A wooden double gate leads to the long front garden and drive. A double garage with sectional electric door adjoins the house at the far side.

Upstairs there are four good sized bedrooms which all have built in fitted wardrobes. The master bedroom fronting the house has an ensuite with newly upgraded shower, basin and toilet. The family bathroom has a bath with mixer tap and shower above. A Megafluo cylinder in the airing cupboard stores constant hot water. The loft is boarded and covers the whole width of the house.

The front of the house has double-glazed sash windows, giving a Georgian feel to the house and pleasing views of the mature shrubs and trees to the front. Overall this home is ideal for those looking for generous space in a secluded, ultra-quiet, small Close; while also being within easy reach of the town centre, park and railway station.

SERVICES - Mains water, electricity and drainage are connected to the property. Heating is provided by way of gas fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk, Council Tax band - E

EPC – C

TENURE - Freehold

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



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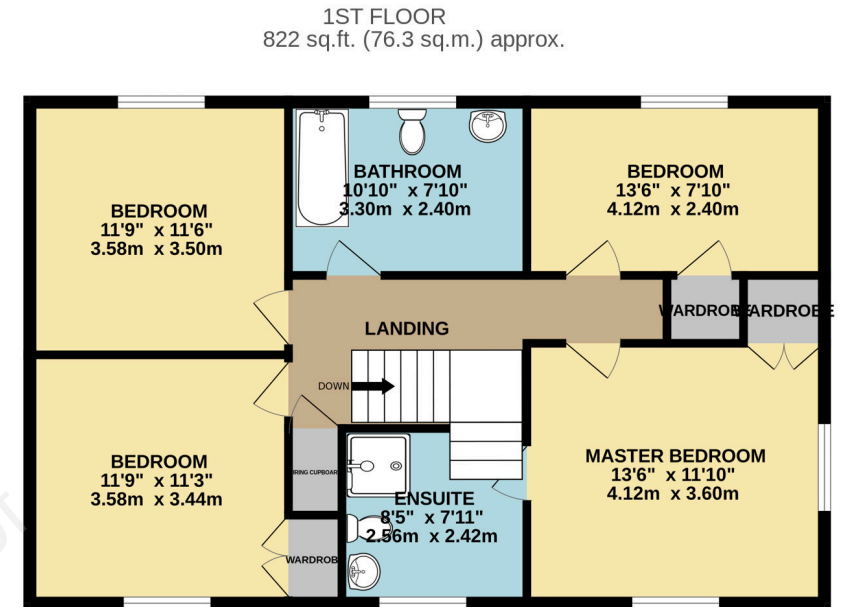
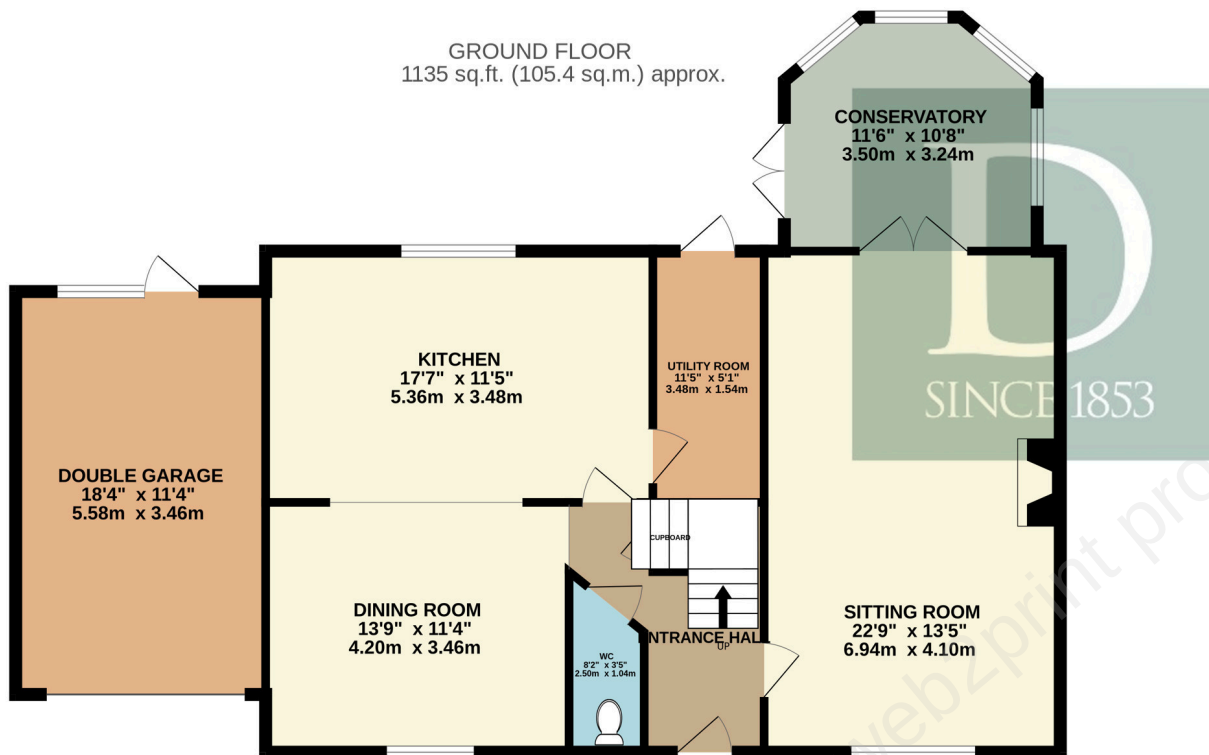


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FLOOR PLAN



TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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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CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : **halesworth@durrants.com**