



Dukes Drive, Halesworth - IP19 8DS

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Dukes Drive

Halesworth

Welcome to this SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW, offering a GENEROUS FOOTPRINT OF ALMOST 1000 SQFT (stms) and enjoying FAR REACHING FIELD VIEWS TO THE REAR. Stepping inside, you are greeted by a welcoming ENTRANCE HALLWAY leading to TWO DOUBLE BEDROOMS, each offering ample space for furnishings and enjoying plenty of natural light. The FAMILY BATHROOM is well-appointed, providing both comfort and convenience for every-day living. The SITTING ROOM is a true highlight, featuring a COSY WOODBURNER and doors leading out to the gardens framing picturesque views beyond, whilst the SEPARATE DINING ROOM offers a versatile space for entertaining or relaxing with family. The KITCHEN is thoughtfully designed with generous worktop space and storage, complemented by an adjacent UTILITY ROOM increasing the size of the kitchen considerably. An INTEGRAL GARAGE/STORE ROOM provides excellent storage options, and the DRIVEWAY PARKING ensures convenience for residents and guests alike.



This bungalow's layout flows effortlessly from one room to the next, creating a sense of openness and versatility, ideal for modern living. Step outside and discover a GENEROUS REAR GARDEN which stretches out and BACKS DIRECTLY ONTO OPEN FIELDS, delivering a rare sense of privacy and tranquillity. The garden is predominantly laid to lawn, offering plenty of space for children to play, gardening enthusiasts to create their perfect retreat, or for hosting summer gatherings with friends and family. Mature planting and established borders provide year-round interest, whilst the open aspect ensures uninterrupted rural views and a true connection with nature. The property is finished with gas fired central heating and uPVC double glazing.

Council Tax band: B

Tenure: Freehold

- Semi-Detached Bungalow
- Far Reaching Field Views To The Rear
- Generous Footprint Of Almost 1000 SQFT (stms)
- Two Double Bedrooms & Family Bathroom
- Sitting Room With Woodburner & Separate Dining Room
- Kitchen & Utility with Ample Space
- Integral Garage & Driveway Parking for Two Vehicles
- Generous Rear Gardens Backing Onto Fields



With the coastline of Suffolk a 20 minute drive away, the stunning market town of Halesworth is a short walk away centred around a pedestrian precinct with a wide variety of independent shops, coffee shops and several public houses. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

SETTING THE SCENE

Using Dukes Drive you will find hard standing parking to the front for multiple vehicles with a shingled front garden and main entrance door into the hallway. A gated door also leads to the covered passage into the utility area with a personnel door also from the driveway into the storage room (formerly a garage).

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway leading to all further rooms. To the front there are two double bedrooms both with ample space for soft furnishings. The family bathroom has been adapted to provide a shower instead of a bath with w/c and hand wash basin. The sitting room is found to the rear with a feature woodburner and fireplace as well as sliding double doors onto the rear garden. The dining room provides a lovely view over the gardens to the rear with space for an ample dining table. There is a door into the kitchen off the dining room with a range of wall and base level units with rolled edge worktops over and space for white goods. Off the kitchen is effectively another kitchen or utility depending on preference with a further range of storage and space for white goods. A door leads to the rear garden from the utility with another door leading through to the side passage off the utility with another door into the store room.

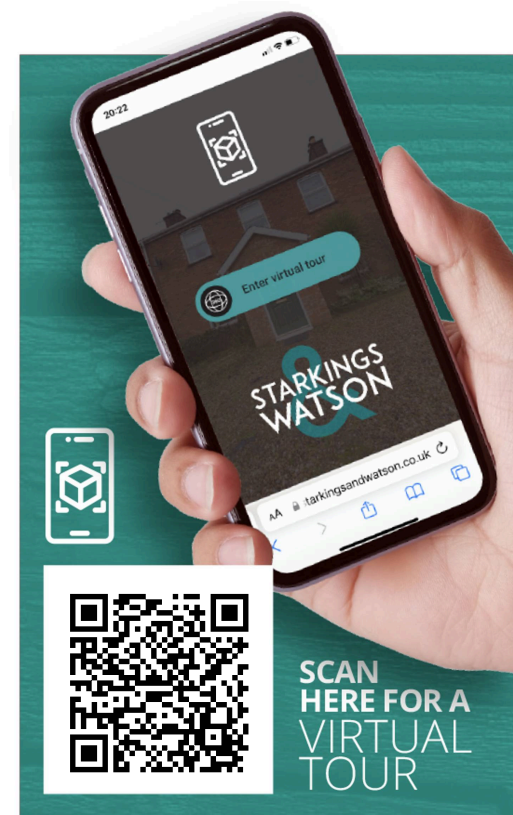
FIND US

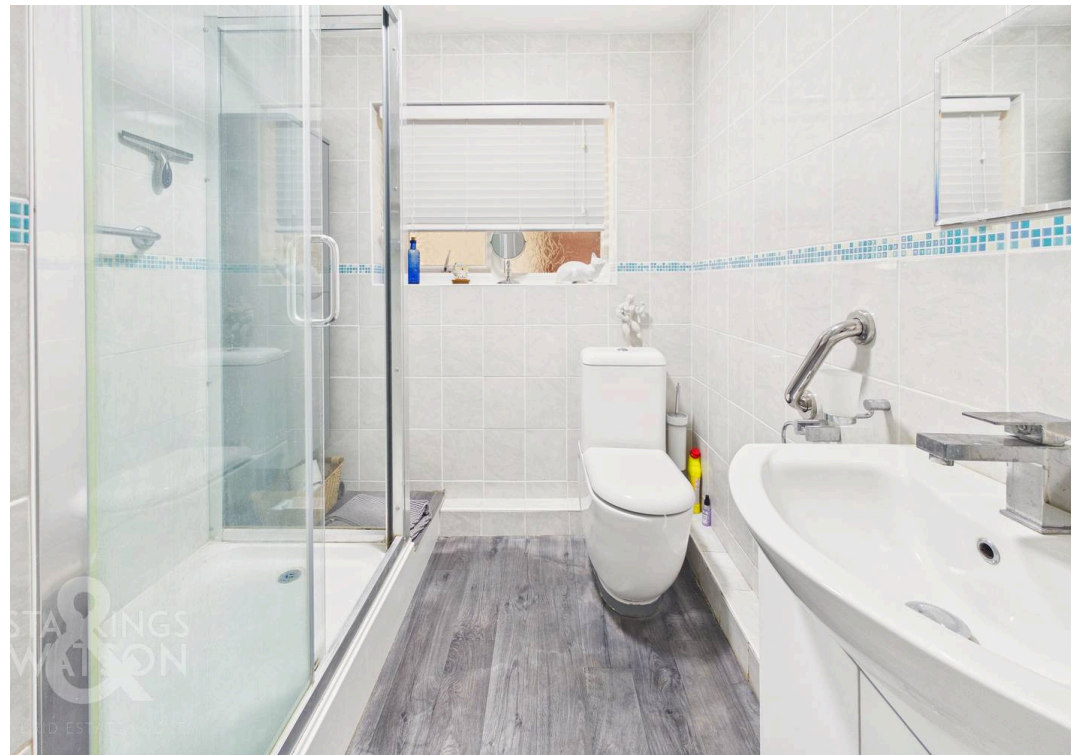
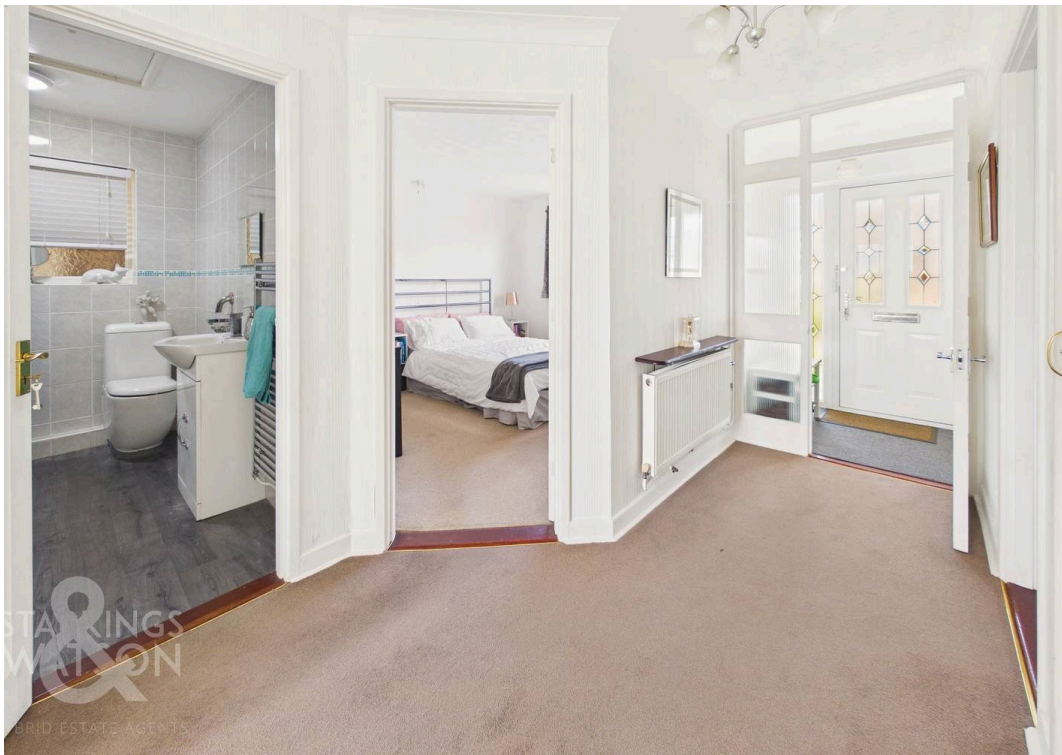
Postcode : IP19 8DS

What3Words : ///relaxed.football.costumed

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



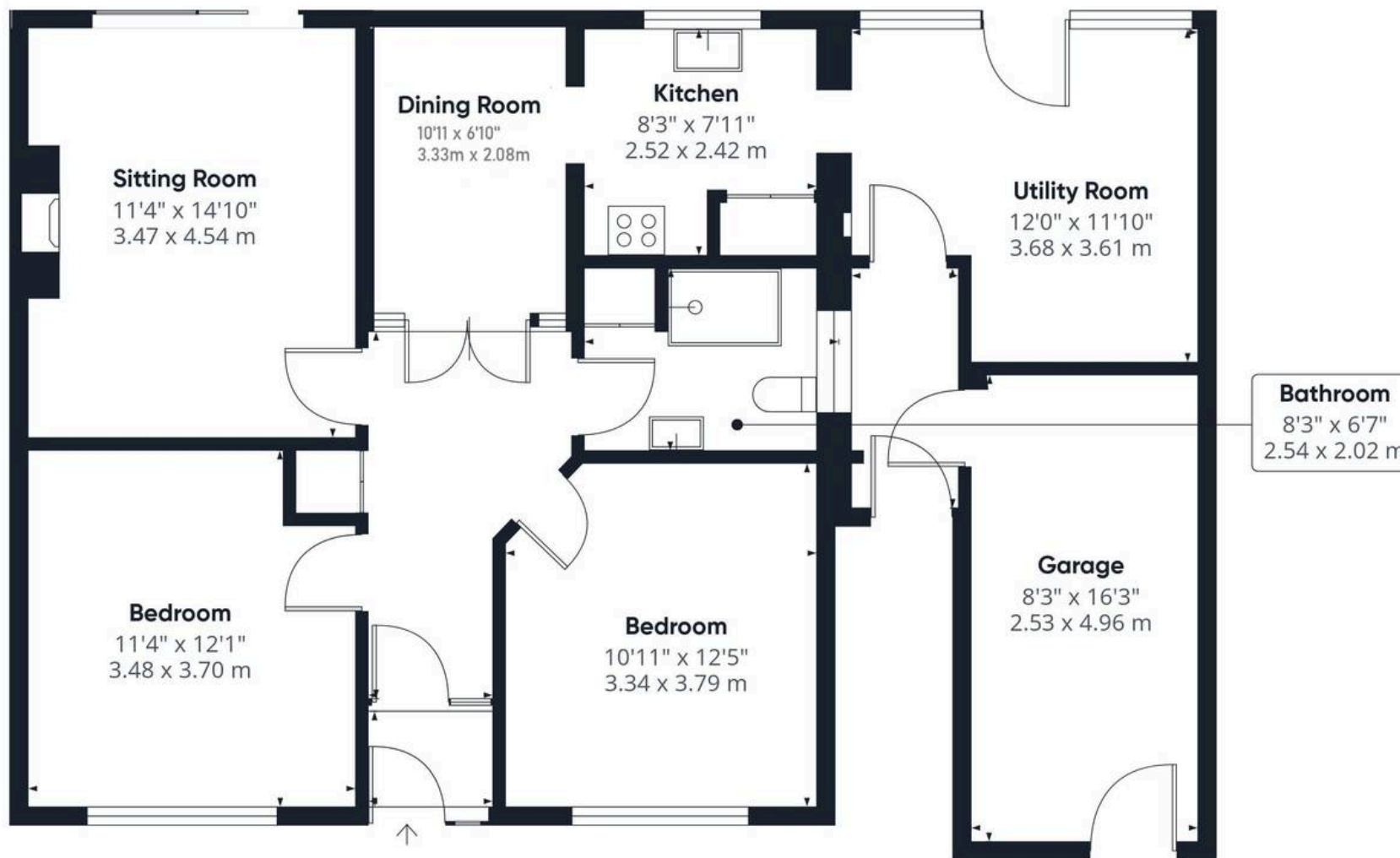




THE GREAT OUTDOORS

To the rear a brickweave entertaining area can be found towards the rear elevation. A lawned area with planting beds and borders are enclosed within close boarded fencing. A useful timber shed can also be found with a further paved patio to the far end, whilst beyond is the open field aspect providing a real sense of space and tranquillity.





Approximate total area⁽¹⁾

936 ft²
87.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.