



23A, STATION ROAD
HALESWORTH, IP19 8BZ

D
SINCE 1853



A semi-detached home offering plenty of character and charm, located within walking distance of Halesworth town centre with off road parking, three double bedrooms and a garden to the rear aspect. This home is ideal for those looking to put their own stamp on their next home!

Upon entering through the front door, you are welcomed into a spacious entrance hallway, providing access to the principal ground floor accommodation and stairs rising to the first floor. To the front of the property is the sitting room, a well-proportioned reception space enjoying a pleasant front aspect and featuring a fireplace, creating an attractive focal point to the room. Also accessed from the entrance hallway is the kitchen, which overlooks the rear of the property. The kitchen provides a practical range of space for cooking and dining and benefits from access to a useful utility-style area. Beyond this is a ground floor shower room, fitted with a shower, wash hand basin and WC, providing a particularly useful facility for family living and guests. To the first floor are three generously proportioned double bedrooms, each offering comfortable accommodation and providing flexibility for family living or guest use. In addition, on the landing space due to this being a good size, there is ample room for a home office area or sofa bed for visiting guests. The main family bathroom is also located on this floor and comprises a bath, wash hand basin and WC. There is also potential to extend the accommodation into the boarded attic space, currently accessed by a loft ladder, subject to obtaining the necessary planning permissions and any other relevant consents. This could provide an opportunity to create additional living or bedroom accommodation, depending on the requirements of the prospective purchaser.

Externally, the property benefits from off-road parking to the front via a driveway. To the rear, the garden is thoughtfully divided into two distinct areas. Immediately behind the property is a paved courtyard-style area, providing a low-maintenance space ideal for outdoor seating and entertaining. Beyond this is a walled raised area of lawn complemented by a selection of mature shrubs, fruit trees and established planting, creating a pleasant and private outdoor setting. A further feature of the property is the range of outbuildings adjoining the main house. These provide valuable additional storage and workspace and offer considerable potential for alternative uses or conversion, subject to the necessary planning permissions and building regulations. Together with the attic space, these areas provide scope for a purchaser to further develop and adapt the property to suit their individual needs. Overall, this 1905 property combines period character with generous accommodation, useful outside space and exciting potential for further improvement, making it a versatile home with scope to add value and personalise over time.

TENURE - Freehold

SERVICES - Mains water, drainage, gas and electricity are connected. Heating is provided for 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 – Band B

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553. Please note the vendor will do all viewings.

EPC – TBC

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



2



4



1



FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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

Tel : **01986 872553**
Email : **halesworth@durrants.com**