



HOMELAND

BELL GREEN, CRATFIELD, HALESWORTH, IP19 0BL



Located in the small village of Cratfield, set back off Bell Green, is this two bedroom bungalow with ample off road parking, wrap around garden and well proportioned living spaces.

Upon entering the property through the front door, you are welcomed into the entrance porch which leads into the main hallway. To the right is the sitting room, featuring dual-aspect windows and a wood burner as the focal point of the space, with doors opening into the garden room. Off the hallway, overlooking the front aspect is the kitchen/breakfast room. This is a well-appointed room with a good range of wall and base units along with space for white goods. This property also benefits from a utility located towards the end of the hallway, with additional worktop and cupboard space. Homelands also has a hobby room, previous the garage which has now been converted. This room is versatile in use but could alternatively be used as a home office, or a third bedroom if desired. Continuing through the property you will find two double bedrooms, both with built in wardrobes. The family bathroom is modern with bath, separate shower, basin and toilet.

Externally, there is ample off-road parking provided on the driveway. The garden wraps around the property and offers a variety of areas of interest, enhanced by well-planned seasonal planting. Additionally, there are two useful outdoor sheds and solar panels to the rear.

SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of an electric boiler to the radiators and a wood burner. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE - Freehold

LOCAL AUTHORITY: East Suffolk Council - C

EPC – TBC

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



2



1



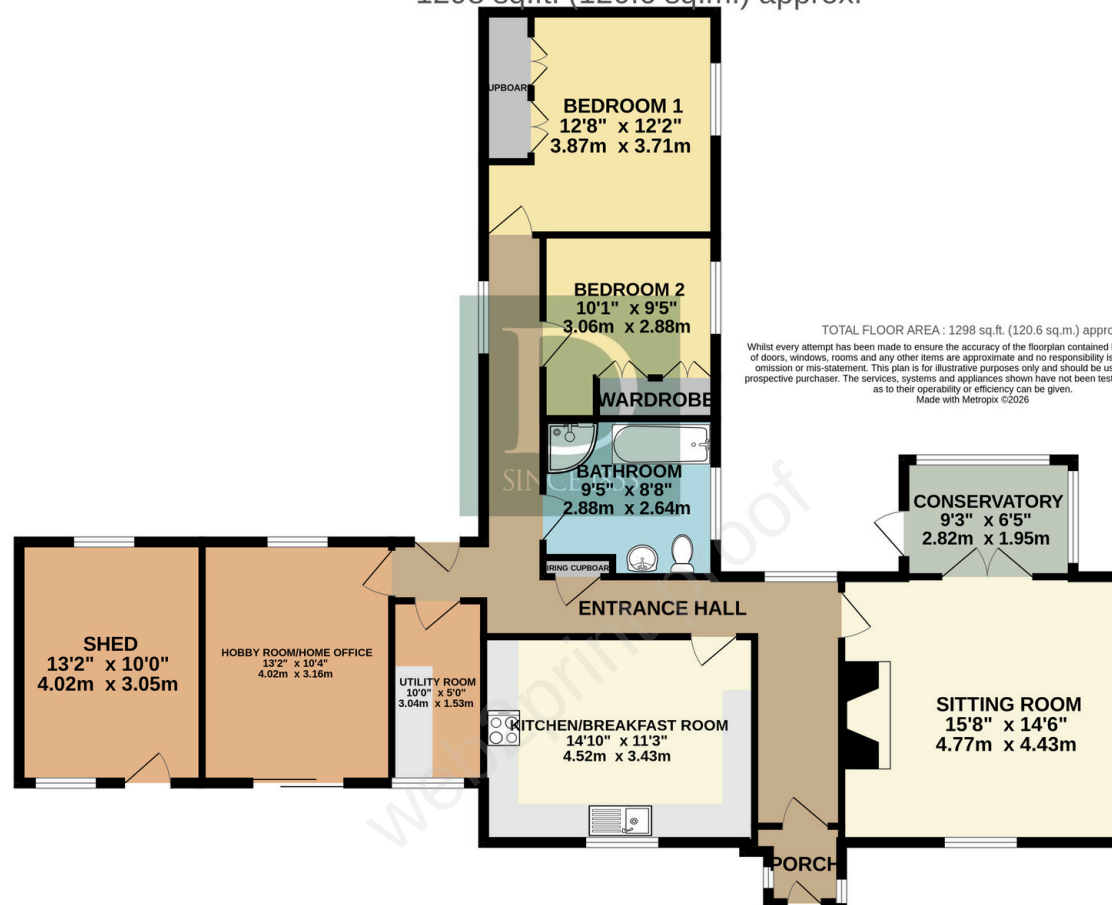
2





FLOOR PLAN

GROUND FLOOR 1298 sq.ft. (120.6 sq.m.) approx.



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**

