



THISTLE HOUSE

3 HOLMERE DRIVE, HALESWORTH, SUFFOLK, IP19 8TR



This unique and versatile, detached house is located only a short distance away from Halesworth town centre. Offering three double bedrooms, double garage and a generous size reception room, all set in easy-manage but mature gardens, this is one to view!

As you step through the front door, you're welcomed into the entrance hall, which provides access to the first floor and the main living areas. The open-plan sitting and dining room enjoys views over both the front and rear of the property, with double doors from the dining area opening onto the rear garden. A wood burner creates a cosy focal point in the sitting room. Leading off the dining area is the kitchen, which is large enough to accommodate a breakfast table and chairs. It offers a good range of wall and base units, dark marble worktops, along with integrated appliances including a dishwasher, gas hob, double oven and water softener. Off the kitchen is a useful utility/laundry room with additional storage and a door providing access to the garden. Also on the ground floor is the main bedroom, overlooking the front garden. It benefits from a dressing area with built-in wardrobes and an en-suite featuring a shower, wash basin and WC. In the hall there is a generous sized airing cupboard, warmed by its own radiator. A separate cloakroom with a wash basin and WC, along with a handy storage cupboard, completes the ground floor.

Upstairs are two further double bedrooms, both offering built-in wardrobe space and useful eaves storage. The family bathroom is fitted with a bath with shower over, wash basin and WC.

Outside, the property offers off-road parking on a shingle driveway, along with a double garage with electric roller doors, power and light, and a side personal door. To the front are lawns and flower beds, providing an attractive seating space. The rear garden features a summerhouse with decking, a workshop and a bike shed, all with electricity connected. The sunny garden also includes a fishpond, plum and ornamental trees, flower borders and a lawn, making it a great space to enjoy outdoors.

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

LOCAL AUTHORITY: East Suffolk Council - E

TENURE - Freehold

EPC - B

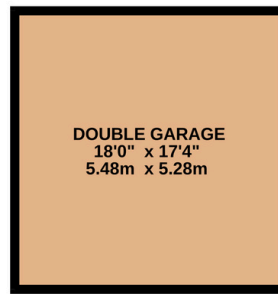
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA : 1924 sq.ft. (178.8 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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