



7 OLD ORCHARD CLOSE
HALESWORTH, SUFFOLK, IP19 8EL



7 Old Orchard Close is a detached three-bedroom bungalow, offered with no onward chain and conveniently located on a quiet close in Halesworth. With garden to the front and rear, a garage and off road parking, this property is not one to miss!

As you step through the main front door, you are welcomed into the entrance porch which leads to a generously sized hallway. To the right of the hallway, there is a cupboard area - convenient for extra storage - as well as a WC. The rear porch is also off the hallway and leads into the rear garden. To the left of the hallway, you will find the spacious living/dining room which boasts a fireplace and views over the front aspect of the house, providing a great space for entertaining guests. This room leads into the kitchen, which offers a range of base units, work surfaces and integrated appliances. From the living/dining room, you can also access a further hallway, leading to the bathroom, the three bedrooms and a further cupboard area. The bathroom offers a sink, bath and toilet. All three bedrooms are well-proportioned, bedrooms 1 and 2 feature rear aspect views across the garden and bedroom 3 features side aspect views. Outside, off road parking is available to the front of the property, as well as a garage to the side. There are garden areas to the front and rear of the property, both are mainly laid to lawn. The rear garden also includes a patio area, mature trees and shrubs as well as a garden shed for added storage.



Tenure - Freehold

SERVICES - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk, Band D

EPC – TBC

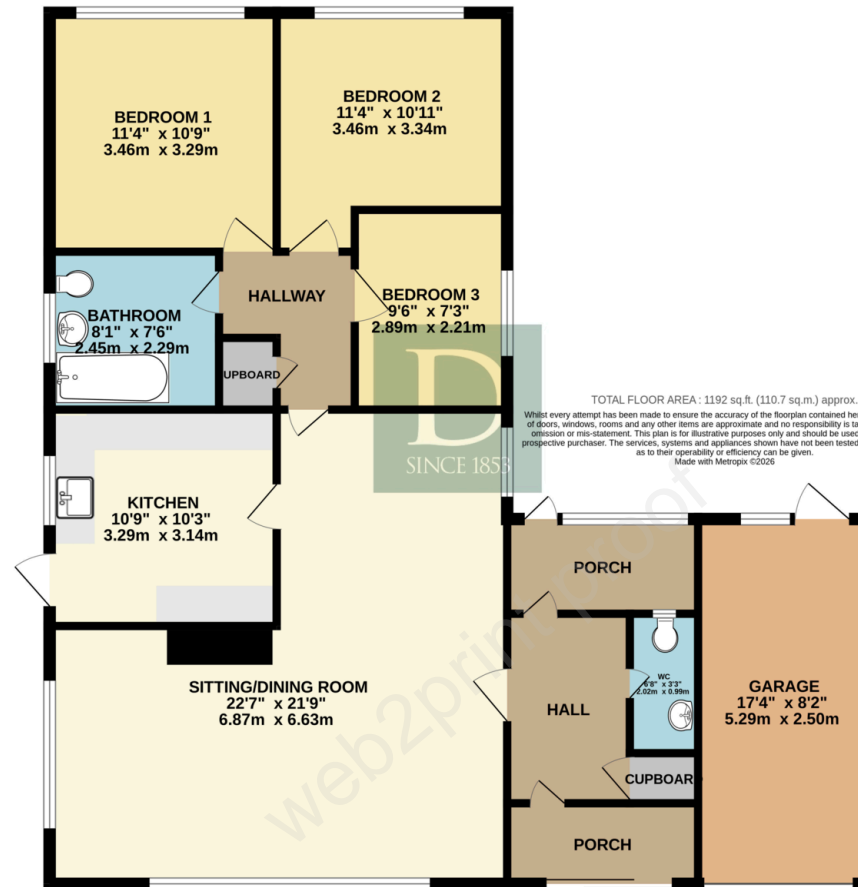
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.





FLOOR PLAN

GROUND FLOOR
1192 sq.ft. (110.7 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**