

11 Kennedy Close
Halesworth
IP19 8EG



ATTIK
CITY | COUNTRY | COAST

11 Kennedy Close

Guide Price £240,000

Nestled in the tranquil cul-de-sac of Kennedy Close, this delightful property offers a perfect blend of comfort and charm. As you approach the home, you are greeted by a brick-weave driveway providing ample parking space for multiple vehicles, with the added convenience of a detached single garage; ideal for further parking or storage.

Upon entering, the side porch offers a practical entryway that could easily serve as a utility area and a welcoming access point into the main sitting room. Offering a dual aspect, this space is bathed in natural light and is generously proportioned for ample furniture, with sliding doors that open to the garden, creating a seamless connection to the outdoor space and showcasing stunning views over the picturesque fields beyond.

The kitchen is well-equipped with wall and base units, plumbing for a washing machine, and a double oven with a hob over, ideal for culinary enthusiasts. For additional storage, a pantry is conveniently located in the corner. To the side of the kitchen, you will find a thoughtfully designed family bathroom, complete with a bath and shower overhead, wash basin and W/C.

The main bedroom is a spacious retreat, boasting built-in units and lovely views of the garden, while the second bedroom provides another good-sized room with plenty of space for a double bed and views to the front aspect. An additional sitting room to the front aspect offers flexibility, as it could serve as a third bedroom or remain a cosy lounge.

Venturing upstairs, you will discover two bright and airy loft spaces, each adorned with windows and ample space, providing scope to potentially further develop/convert (STPP).

Stepping outdoors, the rear garden is truly the highlight of this property, presenting a generous patio area with space for outdoor seating, as well as an area laid to lawn, a greenhouse, and a very substantial garden shed with a smaller one alongside. And last, but by no means least, the most exceptional field views to the rear offering a tranquil retreat.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band C

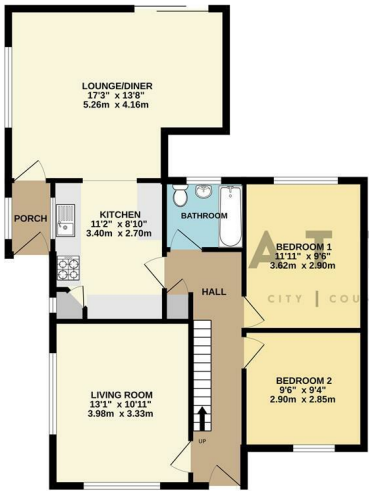
Local Authority
East Suffolk

Council Tax Band C

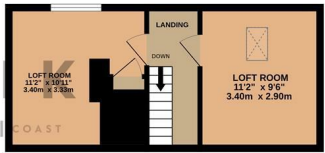
EPC Rating E



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 guidance 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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