



1 ROSE VALE  
HIGH STREET, DARSHAM, IP17 3QQ





1 Rose Vale is an end-terrace cottage located on the High Street, Darsham. In need of modernisation, this property is ideal for investment buyers or those looking to put their own stamp on a property!

Stepping through the rear entrance, you enter the conservatory, which leads directly into the sitting room. Positioned at the back of the property, the sitting room provides access to the kitchen, bathroom, and the door to the cellar. The kitchen, set to the front of the home, is a generous space offering plenty of potential for someone to create their own ideal layout. The bathroom currently includes a shower, basin, and toilet. From the sitting room, stairs lead down to the cellar, offering useful additional storage. On the first floor, bedroom two overlooks the rear garden and fields beyond. Bedroom one, accessed from bedroom two, is also a double room and enjoys views to the front.

Externally, on-road parking is available in the nearby lay-by, with the possibility of creating off-road parking—subject to the necessary checks—similar to neighbouring properties. The rear garden is a generous size, mainly laid to lawn, and features a brick outbuilding at the far end, currently used for storage.



Tenure - Freehold

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

LOCAL AUTHORITY – East Suffolk - A

EPC – TBC

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

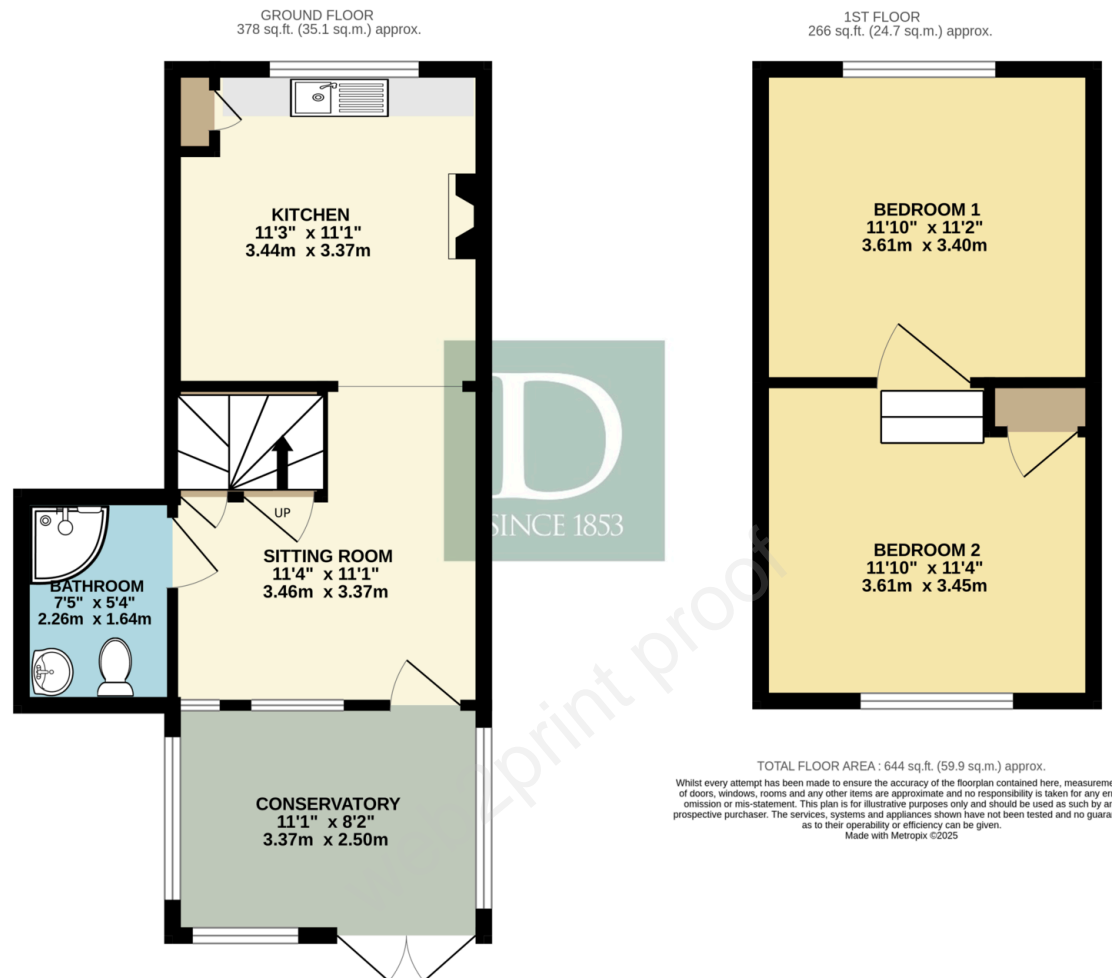
DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.







## FLOOR PLAN



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### CONTACT US

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