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Dukes Drive,
Halesworth, Suffolk

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A newly refurbished, two bedroom bungalow situated on the south side of this popular road within walking distance of the Town Centre and all amenities. The property has undergone an extensive refurbishment and provides deceptively spacious accommodation presented to an impeccable standard. The accommodation boasts two double bedrooms, immaculate bathroom and kitchen, with open plan living and a separate utility. To the front we find an attractive garden, drive and access to the garage whilst at the rear the extensive garden enjoys the southerly

Accommodation comprises briefly:

- Entrance Hall
- 27.ft Open Plan Living, Dining & Kitchen
- Separate Utility
- Shower Room
- Main Bedroom
- Guest Bedroom
- Extensive Rear Garden
- Off Road Parking
- Garage
- Stunning Field Views



Property

Entering the property via the front door we are welcomed by the generous hallway where the superb standard of finish found throughout the bungalow is instantly apparent. Wooden flooring flows through the hall and continues into the extensive living space whilst newly fitted oak doors complement all of the rooms. To the front we find our two double bedrooms the slight smaller enjoying built in wardrobes, large windows fill these rooms with light a theme that runs throughout. Off the hall we find the newly fitted shower room boasting a large shower, WC and wash basin. Stepping to opposite side we pass a storage cupboard and enter the open plan living, dining and kitchen area. At 27.ft this stunning room offers the perfect space for family life and entertaining alike. Timber flooring runs throughout the space and reflects the light from two windows and the French doors which open to the garden. The kitchen is fitted with a range of modern gloss units set against under contrasting wooden work surfaces, our sink is set below a window looking onto the gardens and stunning views beyond whilst a fitted cooker, hob and fridge freezer are in place. A door from here opens to the utility room which in-turn leads to the garage.



Outside

Approaching the property from Dukes Drive we find our parking area leading to the garage whilst an attractive front lawn is dissected with a path leading to the front door. A path to the side gives access to the rear where we find an extensive lawned garden enjoying the southerly aspect and open field views to the rear. From the living space French doors open to the garden as well as a door from the utility room leading to the same. The garden is framed with a range of established hedges and a variety of planted trees feature. A timber shed is in situ.

Location

This modern immaculately presented bungalow is situated on a popular road within walking distance of the Town. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected.

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8DS

Tenure

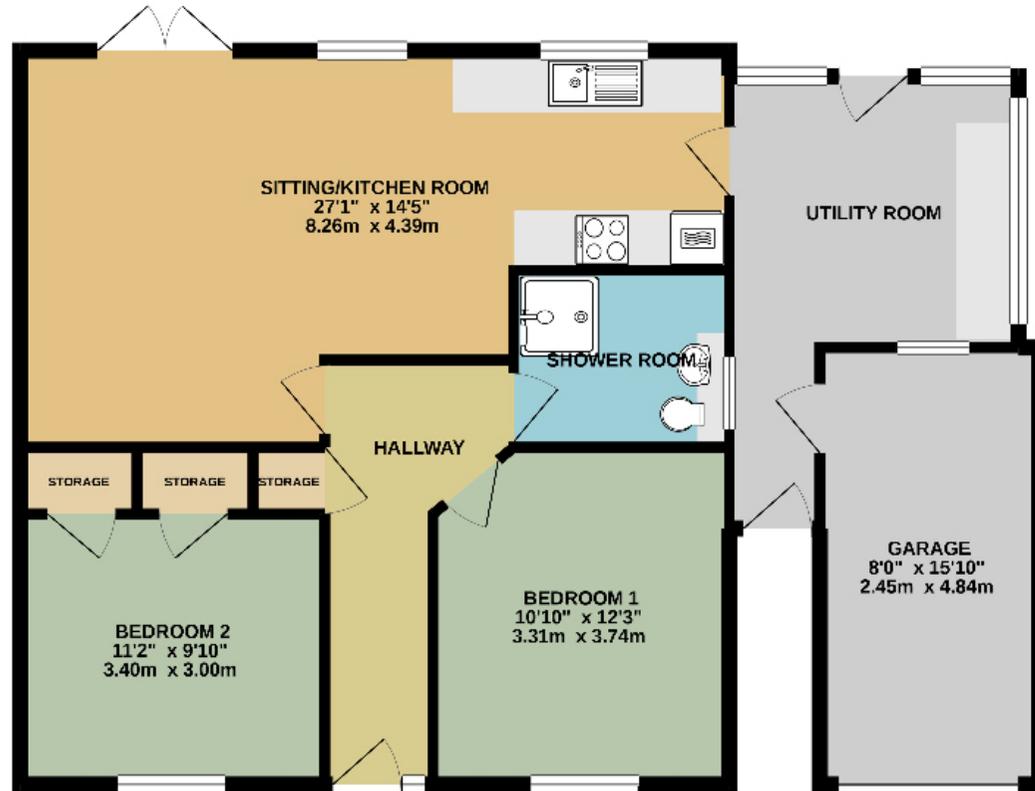
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £269,999

GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for information purposes only and should be used in such a way as to provide a general impression. The user's own experience and appreciation should always be taken into consideration. (Made with PlotSpace 9/2020)

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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