



27 CHURCH FARM LANE

HALESWORTH, IP19 8SY



A three bedroom end of terraced house with off road parking, garage and enclosed rear garden, all within walking distance to Halesworth town centre.

As you enter through the front door, you're welcomed into a hallway. To your right is a convenient WC, complete with a toilet and sink. On your left, a door leads to the sitting room—a spacious area featuring a fireplace as its focal point. The layout flows seamlessly into the kitchen/dining room with double glazed doors leading from the sitting room. This generously sized space offers ample wall and base units, with a door leading out to the south facing garden, creating a light and airy atmosphere. Upstairs, the master bedroom is a large double overlooking the garden, complete with an ensuite bathroom that includes a shower, basin, and toilet mirror and shelving. Bedroom two, another spacious double with built-in wardrobes, overlooks the front of the property, while bedroom three, a single room facing the rear, could also serve as a home office. The family bathroom includes a bath with an overhead shower, a basin, and a toilet with mirror and shelving.

Outside, the property offers off-road parking at the rear, alongside a single garage which is accessible directly from the garden and has electricity and shelving. The easy to maintain garden benefits from mature shrubs and trees with a large patio area and a gravelled area to the side. To the front there is a small enclosed garden behind railings. 27 Church Farm Lane owns part of the driveway beyond the railings over which there is a right of access for Church Farm.



TENURE – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators. The boiler has been recently replaced and regularly serviced. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

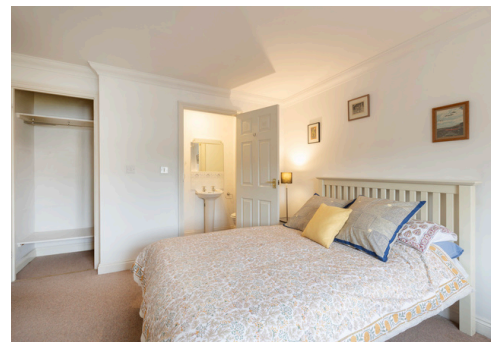
LOCAL AUTHORITY: East Suffolk Council – Band C

EPC – C

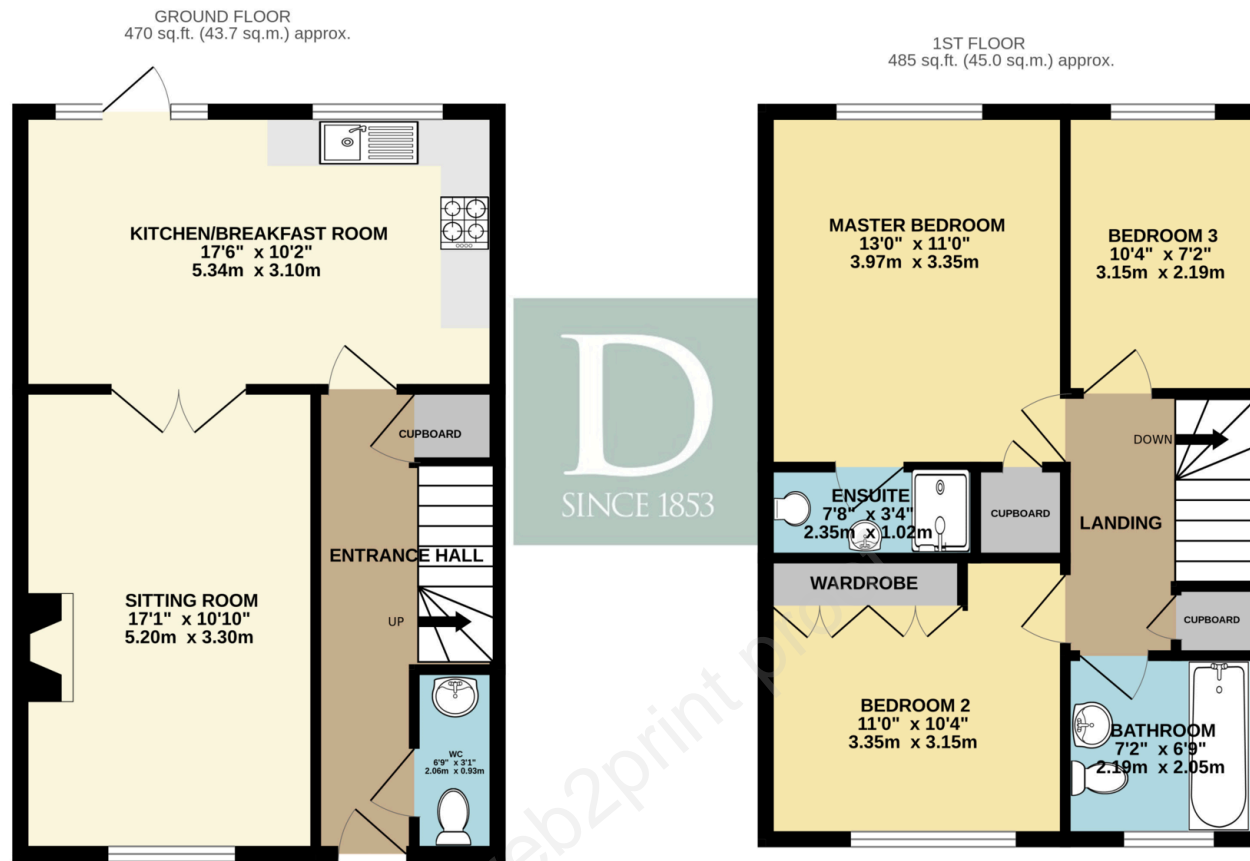
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

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



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.
Made with Metropix ©2024

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