



38 BARONS CLOSE
HALESWORTH, IP17 2RA



A three-bedroom detached bungalow which has recently been renovated throughout with ample off-road parking, well maintained gardens and within walking distance of Halesworth Town Centre.

Upon entering the property, you are greeted by a spacious entrance hallway. To your left is a bright, open-plan sitting/dining room with views of the front of the property, creating a perfect space for relaxation and entertaining. The room flows seamlessly into the kitchen, which features a variety of modern wall and base units, along with integrated appliances. This well-designed space serves as the heart of the home and is perfect for socializing with family and guests, with a door leading to the side of the property for easy access. Moving further through the home, you'll find a contemporary bathroom fitted with a walk-in shower, basin, and toilet. Bedroom three, located to the right of the hallway, is currently used as a dressing room but offers great flexibility and could also function as a home office. Bedroom two is a cozy double room with views of the rear garden, while the spacious main bedroom also overlooks the garden and offers plenty of room for comfort. The property has been fully modernized throughout, offering a move-in-ready home with a fresh, contemporary feel. Modern technology has been put in place such as the electric heating and the water cylinder being controlled by mobile apps offering opportunity for convenient management and cost savings by adapting the schedule to use even when away from the property.

Outside, the front of the property provides ample off-road parking for several vehicles, along with a single garage featuring a convenient roller door. The generous rear garden, mostly laid to lawn, offers plenty of potential for customization, giving you the opportunity to create your ideal outdoor space.

TENURE – Freehold

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of modern electric radiators. The property benefits from a Mixergy water cylinder which can significantly reduce the hot water bill and integrate with smart tariffs to save more money. (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 – E

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



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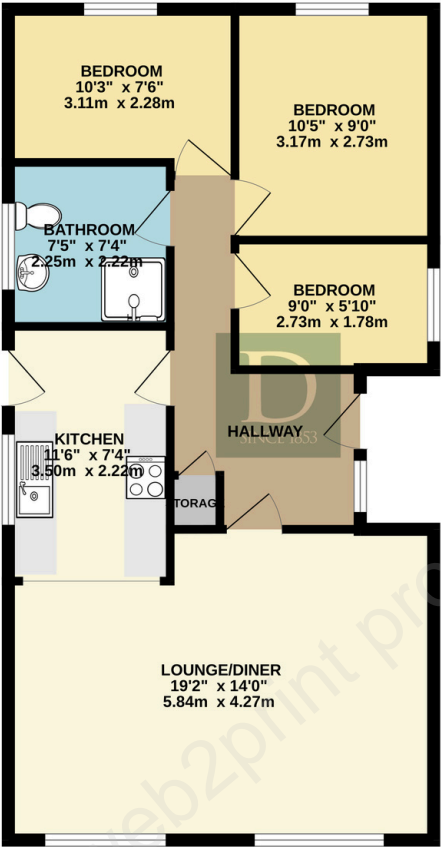


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FLOOR PLAN



TOTAL FLOOR AREA : 695 sq.ft. (64.5 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.

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