



11, ROMAN WAY,  
HALLESWORTH, IP19 8TP





11 Roman Way is a semi-detached, two-bedroom bungalow located in a quiet close, near to Halesworth Town Centre. The property is being offered with no onward chain and benefits from off road parking as well as a single garage.

Stepping through the front door of the property you are welcomed into the entrance hallway. To the left is a useful storage cupboard. As you continue through the property you will find the main reception room, this is a large sitting room overlooking the front aspect of the property, with ample natural light. The kitchen benefits from a range of modern wall and base units, as well as integrated appliances and a door leading to the side aspect of the property. The bathroom has also been recently modernised and boasts from a walk-in shower, basin and toilet. Bedroom two/snug is versatile in use and offers a space for visiting guests, or a dining room for entertaining. Off this room is the conservatory, currently in use as a dining room, with double doors leading out to the garden. Bedroom one is a large double room with built in wardrobe space for storage and doors leading out into the garden providing indoor, outdoor living. There is also a full height, very large loft area, which (subject to planning permission/permitted development), could be converted to a large bedroom, en-suite and study.



Outside there is off road parking on the driveway for one car and access to a single garage. The garden to the rear can be accessed via the side entrance and is mainly laid to lawn. There is a patio area off the rear of the property for alfresco dining.

**SERVICES - MAINS WATER, ELECTRICITY, GAS AND DRAINAGE ARE CONNECTED TO THE PROPERTY. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).**

**LOCAL AUTHORITY - EAST SUFFOLK - B**

**EPC - D**

**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.**



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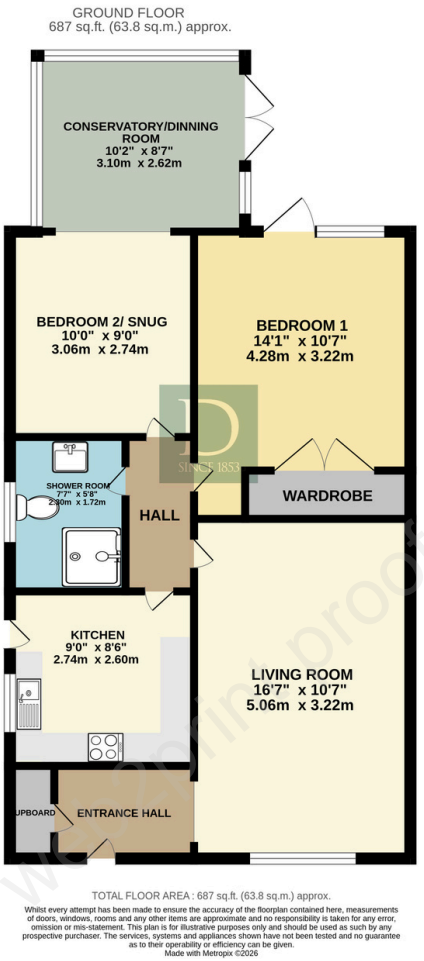








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