



# Charles Wright PROPERTIES

Selling Properties the Wright Way



23 Carey Drive

Halesworth, IP19 8LN

**Guide price £275,000**



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## Description

A well presented two bedroom detached bungalow built in 2022 by Hopkin Homes in this popular market town to the north east of the county. The property benefits from gas central heating, double glazing and a water softener. The rear garden has been professionally landscaped and also benefits from a 23' garage and parking in front.

## Location

The property is within a short drive to the centre of this picturesque market town located to the north east of Suffolk, offering a perfect blend of rural charm and modern conveniences. The town is known for its beautiful historical buildings, vibrant high street, and a range of local amenities including independent shops, cafes, and restaurants. Halesworth boasts excellent transport links, with a train station providing access to London's Liverpool Street and the nearby coastal areas, making it an ideal location for both commuters and those seeking a rural lifestyle. The town also offers a range of outdoor activities, with nearby nature reserves, scenic walks, and cycling routes for those who enjoy exploring the coast and Suffolk countryside.

## Hall

With built in airing cupboard with radiator, further radiator in the hall.

## Sitting Room

**20'3 x 11'6 (6.17m x 3.51m)**

Double glazed windows to front and side, French doors to rear garden, two radiators, opening onto

## Kitchen

**10'8 x 8'2 (3.25m x 2.49m)**

Double glazed window to side, comprehensively fitted white units incorporating stainless steel sink unit and single drainer, cupboard under and housing the water softener. Adjacent work tops with plumbing for automatic washing machine, further work surfaces with cupboards and drawers under, with built in four ring gas hob and drawers under extractor above. Larder cupboard with Neff double oven and tiled floor.

## Bedroom One

**14'2 x 10'9 (4.32m x 3.28m)**

Double glazed windows to side, built in double doored wardrobe and radiator.

## Bedroom Two

**9'3 x 8'11 (2.82m x 2.72m)**

Double glazed window to side and radiator.

## Bathroom

**7' x 5'7 (2.13m x 1.70m)**

Panelled bath with independent shower unit and shower screen, low level wc, pedestal wash hand and radiator.

## Outside and Gardens

There is a small front lawn area close to the house. Paved driveway leads to the garage with off road parking. Garage 23 x 10'8 with up and over door, power and light connected. There is a personal door into the garden which has been specifically landscaped for ease of maintenance with a number of shingle pathways, with flower and shrub beds, enclosed by panelled fencing.

## Agents Note

Services: Mains drainage, electricity, gas and water connected.

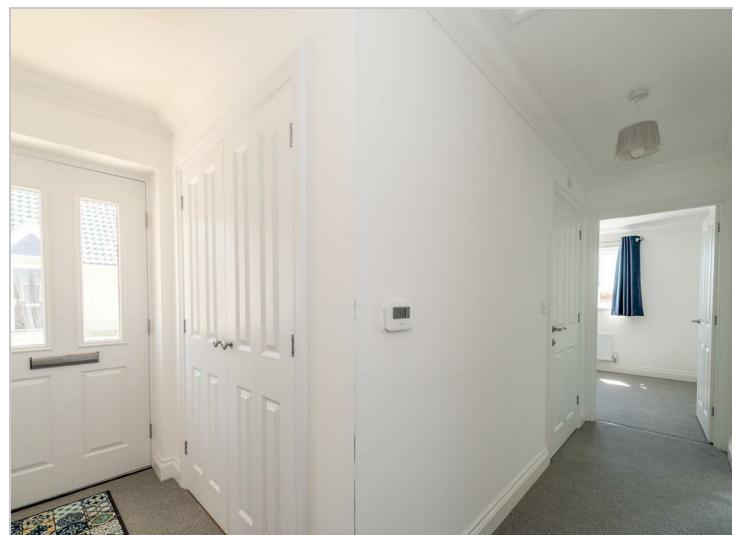
Tenure: Freehold

Council: East Suffolk.

Council Tax: Band C

EPC: Band B

Service Charge: £132.32 for last year



## Road Map



## Hybrid Map

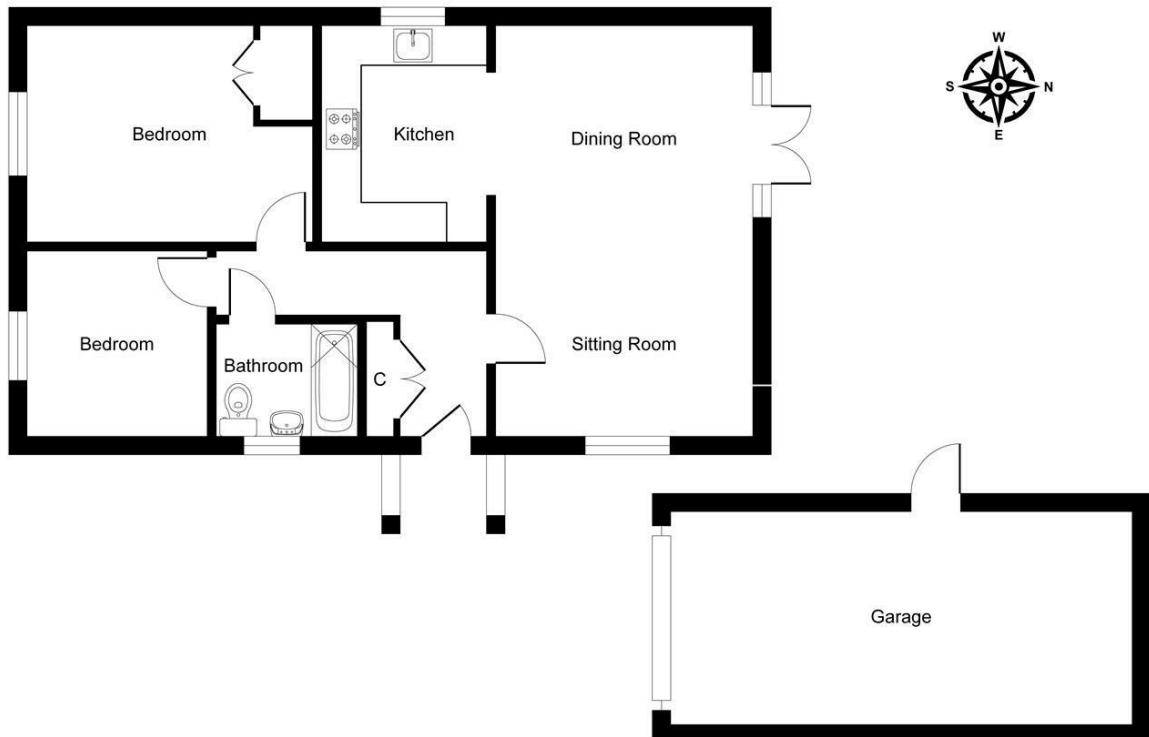


## Terrain Map



## Floor Plan

### 23 Carey Drive, Halesworth, IP19 8LN

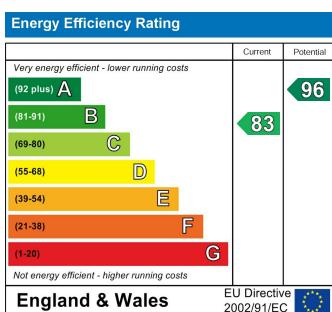


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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