



# SKAIGH

ST MICHAELS WAY , HALESWORTH , IP19 9EH



This detached property is located in the popular village of Wenhaston and offers off road parking with garage and carport, three bedrooms and ample ground floor accommodation.

As you step through the front door, you are welcomed into the entrance hallway. To your right is a study, perfect for those working from home. The downstairs shower room features a shower, basin, and toilet. Continuing through the property, you'll find a generously sized sitting room with a fireplace as the main focal point. The kitchen/breakfast room serves as the heart of the home, offering a good range of wall and base units as well as integrated appliances. Double doors connect this space to an additional reception room, which leads out to the garden. This area is ideal for hosting and family living. Upstairs, bedroom one is a double room with the added benefit of a built-in cupboard. Off bedroom one is a sun terrace, a wonderful spot to enjoy the outdoors. Bedroom two is another double room with a built-in cupboard, overlooking the rear of the property. Bedroom three is a smaller double room facing the front of the property. The family bathroom includes a bath with a shower over, a basin, and a toilet.

Outside, the front of the property offers ample off-road parking, a garage, and a carport. The rear garden is primarily laid to lawn, featuring various areas of interest throughout.

**SERVICES** Mains water, drainage and electricity are connected. Heating is provided for by way of oil fired central heating. (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 D

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

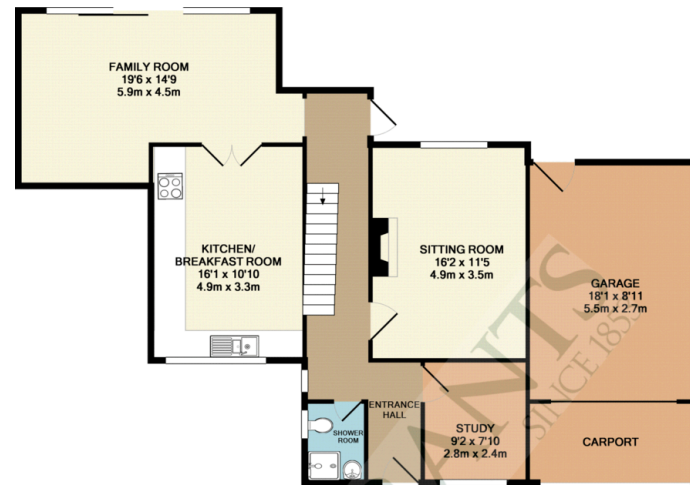
**EPC - D**

**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.





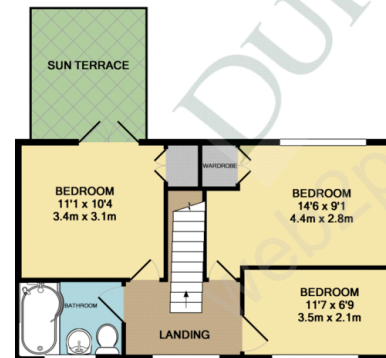
## FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 1177 SQ.FT.  
(109.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1631 SQ.FT. (151.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### CONTACT US

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