



# LEA HOUSE

10 NEWBY CLOSE, HALESWORTH, IP19 8TU



Lea House is impressively centrally situated in an elevated position at the end of a small, quiet, close, withing walking distance to the town centre and mainline railway station. It is a spacious, four bedroom, family detached home with double adjoining, garage; and a large conservatory across the width of a generous size sitting room.

Upon entering Lea House there is a generous entrance hall which leads into an open plan, well-proportioned dining room and to the kitchen. There is the added benefit of a 21ft sitting room; with Inglenook fireplace housing a modern Charnwood C - Series wood burner and directly facing a built-in floor to ceiling bookcase - both installed by the current owner. The well-fitted kitchen/breakfast room leads into the separate utility room and thence to the rear garden; which encircles the right hand side of the house to a wooden side gate. The double garage adjoins the house to the other side. There are four good sized bedrooms on the first floor. Bedroom one is a double room with ensuite that boasts a shower, basin and toilet. Bedrooms two and three are also double rooms with fitted wardrobes and bedroom four is a single room, also with built in storage. The family bathroom boasts a bath with shower over, basin and toilet. Lea House benefits from double-glazed sash style windows which give a Georgian style feel to the front. There is gas central heating throughout with a modern Worcester boiler and Megaflo hot water storage. Overall, this home is ideal for those looking for generous space whilst being located only a short distance from the town centre!



**SERVICES** - Mains water, electricity and drainage are connected to the property. Heating is provided by way of gas 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 Tax band - E

**EPC** - C

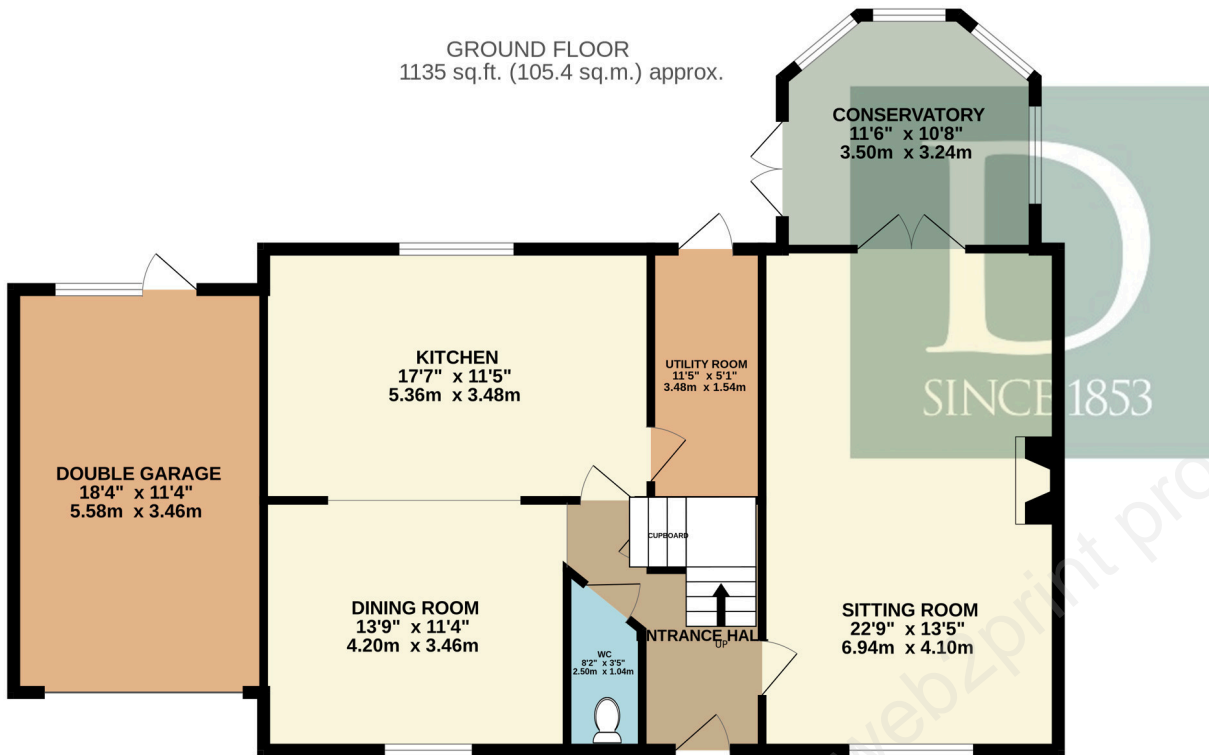
**TENURE** - Freehold

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

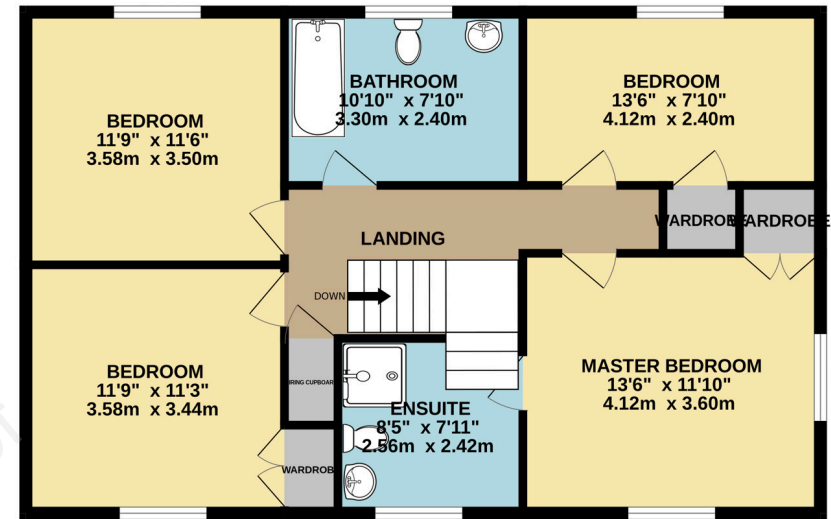




FLOOR PLAN



**1ST FLOOR**  
822 sq.ft. (76.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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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