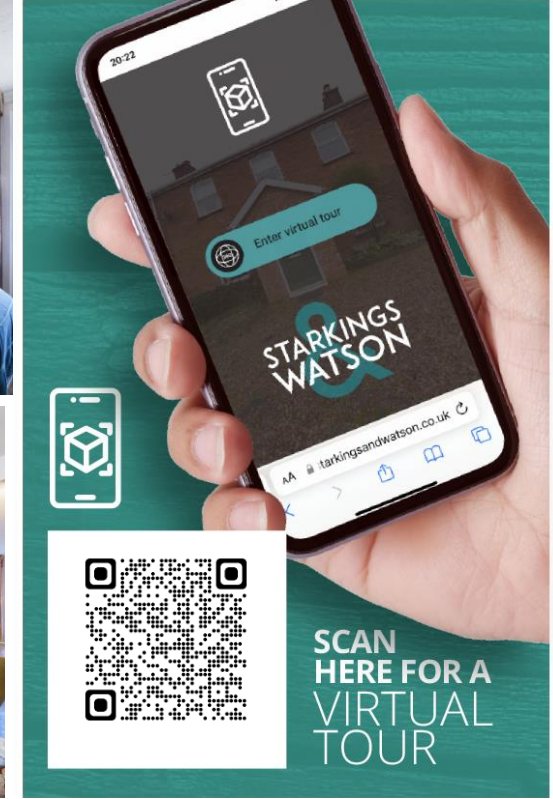


NORWICH ROAD Halesworth IP19 8BX

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01986 490590

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STARKINGS & WATSON

- Semi-Detached Cottage
- Town Centre Location
- Presented In Good Order
- Two Reception Rooms
- Bespoke Fitted Kitchen
- Double Bedroom & Dressing Room
- Private Rear Garden
- Ideal First Time Purchase Or Buy To Let

IN SUMMARY

Situated in CLOSE PROXIMITY to the town centre and TRAIN STATION with connecting trains to LONDON, you will find this SEMI-DETACHED PERIOD COTTAGE presented in good order with unique design and style. Internally the cottage offers TWO RECEPTION ROOMS with wooden flooring, separated into SITTING and DINING. The sitting room benefits from a fireplace with the kitchen accessed from the dining room. The kitchen is completely bespoke made from recycled materials to create an UTTERLY UNIQUE SPACE. The first floor offers a main bedroom to the front as well as a smaller study room or dressing room to the rear with access to the SHOWER ROOM. Externally there is a small COURTYARD GARDEN to the rear, the perfect spot for a table and chairs. The cottage would make an IDEAL FIRST TIME PURCHASE, BUY TO LET or even HOLIDAY HOME and is presented in good order.

SETTING THE SCENE

Approached from the roadside there are steps leading up to the main entrance door to the front which is partially covered. To the front there is also a paved front garden with planted shrubs and a low level brick wall enclosing.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front you will find the main reception/sitting room with wooden flooring and open fireplace with window to the front. This room opens to the dining room with a continuation of the wooden flooring and bespoke built in storage and cupboard. The dining room opens into the kitchen to the rear which also provides access to the rear garden and the stairs to the first floor landing. The kitchen is completely bespoke made from recycled materials including copper, concrete and marble. The kitchen also offers a built in fridge freezer and dishwasher as well as a butler sink and integrated electric oven and electric hob. Heading up to the first floor landing there is a window to the rear and loft hatch access. The main bedroom is found to the front with plenty of space for furnishings. There is then a small room to the rear which would be ideal for a dressing room or study with a window to the rear, this room gives access to the shower room beyond. The property benefits from uPVC double glazing and gas fired central heating installed in 2020.



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Bungay Office on **01986 490590**



THE GREAT OUTDOORS

The rear garden is a courtyard laid to paving for ease of maintenance with pretty raised planted borders with mature shrubs. There is plenty of space for a table and chairs as well on the small decked area as well as exposed brick wall and brick built storage unit. There is direct access to the rear garden from the shared approach to the side of the neighbouring house if required.

OUT & ABOUT

With the coastline of Suffolk a 20 minute drive away, the market town of Halesworth is centred around a pedestrian precinct with a wide variety of independent shops. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

FIND US

Postcode : IP19 8BX

What3Words : ///taker.timeless.cork

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

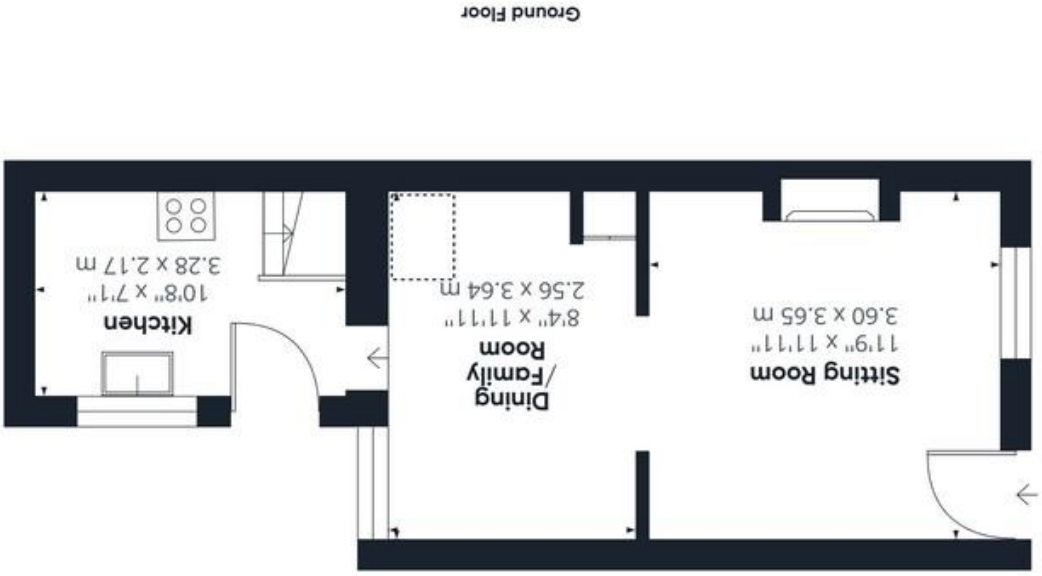
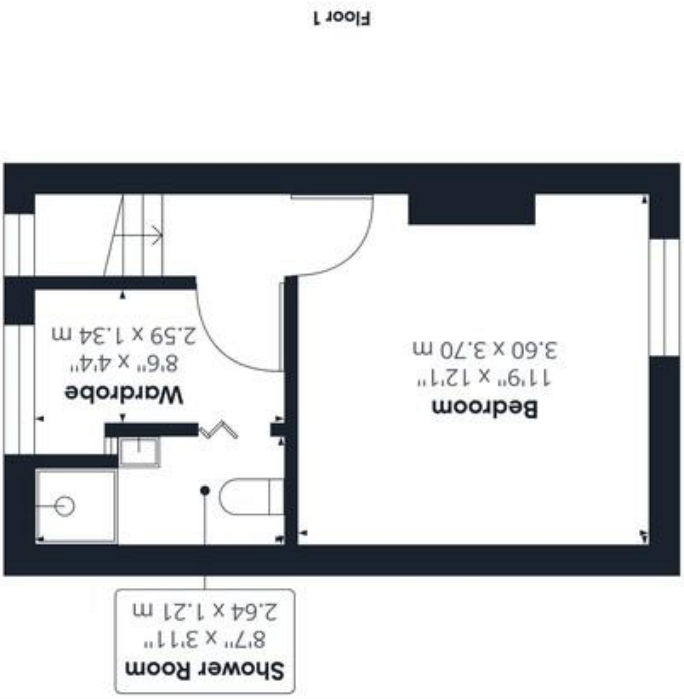
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 552.08 ft²
 51.29 m²

Reduced headroom
 6.40 ft²
 0.59 m²

HYBRID ESTATE AGENTS

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