

Hawley The Street
Rumburgh
Halesworth
IP19 0NN



Hawley The Street

Guide Price £475,000

The stunning modernised eco bungalow...

This immaculate home has a spacious and light feel throughout, the three double bedrooms are positioned at the front of the property, the sitting rooms, two bathrooms and utility in the centre and then the open plan kitchen/diner is to the rear. The family room is ideally placed at the rear with views over the garden, the perfect place to unwind and relax with beautiful sliding doors, which let in a fantastic amount of light and lead to the fully enclosed rear garden. Positioned on a sizeable corner plot the property boasts ample parking, a garage, separate artists studio perfect for those who need additional space or for those working from home, as well as a separate shed and summer house. The attractive wrap round garden comprises of a mixture of flower and vegetable beds which is ideal for keen gardener of for those who enjoy growing their own produce. To the side of the garden there are shingled sections and is then mainly laid to lawn at the rear. There is also a patio/veranda area incorporated into the gable of the property, perfect for outside dining and to entertain friends and family in all weather conditions.

The Air Source Heat Pump, Mechanical Ventilation Heat Recovery system, as well as the triple glazed windows, make this a highly energy efficient home. A government energy grant of about £390 per quarter has another two years to run.

The property is located in the sought after village of Rumburgh, with its well known public house The Rumburgh Buck. Rumburgh is a village located 3.5 miles (5.6 km) north-east of the market town of Halesworth. Halesworth provides many independent shops along the thoroughfare and has a range of schools, public houses, restaurants, doctors surgery, vets and supermarket. There is a thriving centre for the arts called The New Cut which is used as a theatre, cinema, art exhibitions and workshops. A railway station provides access to London Liverpool Street via Ipswich and to the north to the market town of Beccles and coastal town of Lowestoft. Rumburgh is situated amongst the delightful Suffolk countryside, all within striking distance of the Suffolk Heritage Coast with its renowned coastal town of Southwold and Aldeburgh, and the picturesque village of Walberswick.

AGENTS NOTES...

A pre-recorded walkaround tour is available for this property

Council Tax band: C

EPC rating: C

Local Authority
East Suffolk

Council Tax Band C

EPC Rating C



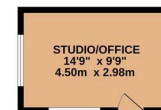
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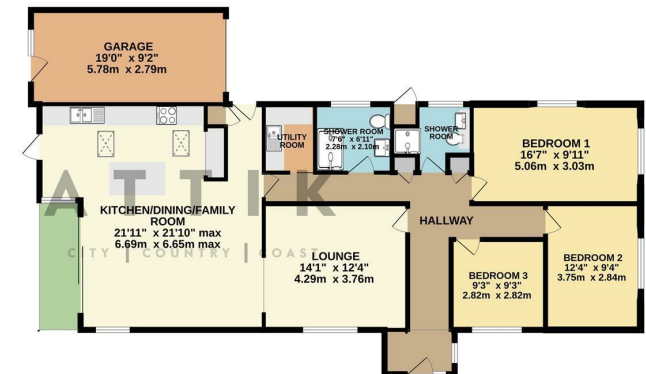
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STUDIO
144 sq. ft. (13.4 sq. m.) approx.



GROUND FLOOR
1427 sq. ft. (132.5 sq. m.) approx.



TOTAL FLOOR AREA: 1581 sq. ft. (146.9 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-statements. 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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