



*3 Allington Road,*  
Halesworth, Suffolk



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



A very spacious and extended detached three bedroom bungalow situated on a corner plot in this popular close with wrap around gardens. Offered in good order with spacious rooms and a Mediterranean feel. Chain free.

**Accommodation comprises briefly:**

- Entrance Hallway
- 20ft Sitting Room
- 20ft Well fitted Kitchen/Dining Room
- Two 15ft Bedrooms
- Dressing room/office/3rd bedroom
- Shower Room & Family Bathroom
- Long drive with plenty of parking
- Private well planted Garden with patio areas
- Garage with electric door
- Double Glazed throughout
- Gas Central Heating
- Attractive ceramic tiled flooring



**Property**

A door opens into spacious entrance hall with ceramic tiled flooring and a cupboard housing the gas central heating boiler. To the front is the good sized sitting room with two windows overlooking the close. This room also has a ceramic tiled floor and a fireplace housing a gas fire. The kitchen is very well fitted with a good range of wall and base cupboards, gas hob and electric double oven and plumbing for a water softener. A window and door to the side leads out to a private paved area. There is well appointed bathroom and shower room, both have fully tiled walls and floors. Both large double bedrooms overlook the back garden, one has fitted wardrobes. The third bedroom benefits from a large range of fitted wardrobes and used as a dressing room with an office area to the rear, this room has a door which takes you out to a large patio area.













## Outside

The excellent gardens with different areas wrap around the bungalow and the rear being very private with brick walls and timber fencing. A long drive gives plenty of parking and leads to the single brick garage with an electric roller door. A low brick wall contains the deep front lawn, and a gate to the side takes you into a paved area beside the kitchen, this leads into a large paved patio with a timber garden shed and a greenhouse. The rear lawn is edged with trees and shrubs and a garden pond with a summerhouse. A further fenced area contains a koi pond surrounded by attractive plants and shrubs. There is a further small garden shed and steps up to a personal door at the rear of the garage.

## Location

Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is close-by and used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are close-by.

## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Mains Gas central heating. Mains water, electricity and drainage connected.  
EPC: C

## Local Authority:

East Suffolk District Council  
Tax Band:D  
Postcode: IP19 8TG

## Tenure

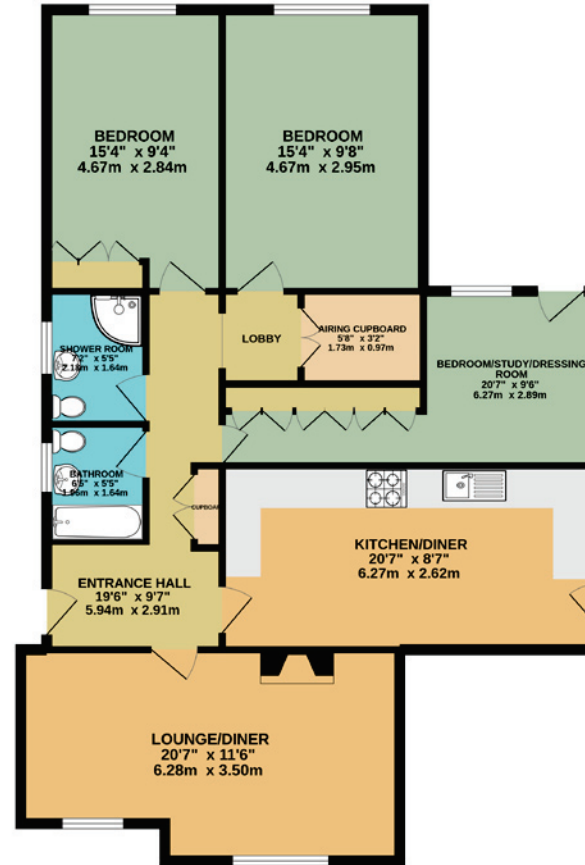
Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £375,000**

GROUND FLOOR  
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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 misstatement. 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.

To arrange a viewing, please call 01986 888205

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HALESWORTH OFFICE  
15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH

Tel. 01986 888205  
halesworth@muskermcintyre.co.uk