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12 Holmere Drive,
Halesworth, Suffolk IP19 8TR

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This excellent three bedroom link detached house is a short walk from the centre of town yet situated in a quiet location and benefits from a mature garden, with a garage and parking. Offered chain free.

Accommodation comprises briefly:

- Entrance hall with a cloakroom
- Sitting room with attractive fireplace and double door opening to-
- A well fitted kitchen/diner
- Master Bedroom with a good range of wardrobes and an en-suite shower room
- Two further bedrooms
- Bathroom
- Gas central heating
- Attached single garage with parking
- Deep paved front garden
- Well planted mature rear garden
- Tucked off the road in a quiet location
- Close to the centre of town



The Property

The front door opens into the hallway where the stairs rise to the first floor with a useful cupboard beneath. The cloakroom with a w.c. and hand basin is found to the front of the hall. The sitting room has a decorative cast-iron fireplace with a pine surround and part glazed double doors open into the kitchen/diner. The kitchen has been fitted with a good range of cream kitchen cupboards with solid wood work tops, a built-in dishwasher and fridge, gas hob and electric oven. A fully glazed door with deep side windows leads into the garden. A door from the kitchen takes you into the hallway and then upstairs to the landing where an airing cupboard is located and fitted with a radiator and shelving. The master bedroom, to the rear benefits from an en-suite shower room and there is a good range of built-in wardrobes to one wall and a further built-in cupboard. A single bedroom can be found at the rear with a further double bedroom at the front of the property along with the family bathroom. The bathroom has part tiled walls with the bath having a hand held shower attachment, w.c. and hand basin. The property has the benefit of gas fired central heating.



Garden

The property is accessed from Holmere Drive by a shared road into the close. A driveway leads to the single garage and a deep open plan paved front garden can also provide additional parking. The attached garage has an up and over door with a personal door at the rear. The central heating boiler is also housed here and there is also plumbing for a washing machine. The rear garden has been well designed with paving, areas with shingle and slate chipping are planted with a range of shrubs, flowers and trees. A path leads to the rear where there is a seating area and all is contained by timber fencing with a screened bin area and a garden gate to the side of the house.

Location

The property is located close to the centre of the market town of Halesworth. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



Fixtures & Fittings

Fixtures and fittings excluded from the sale, some may be available in addition, subject to separate negotiation.

Services

Gas-fired boiler for central heating
Mains water, electric and sewerage

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8TR

Agents Note

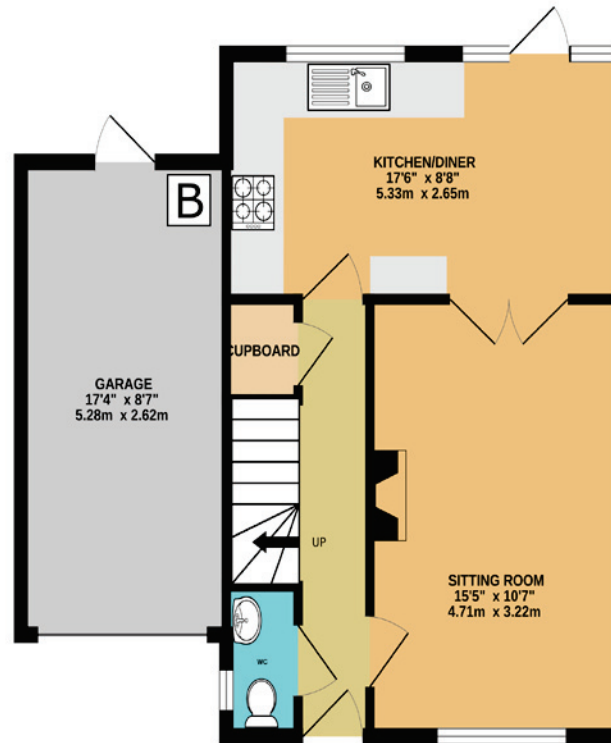
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

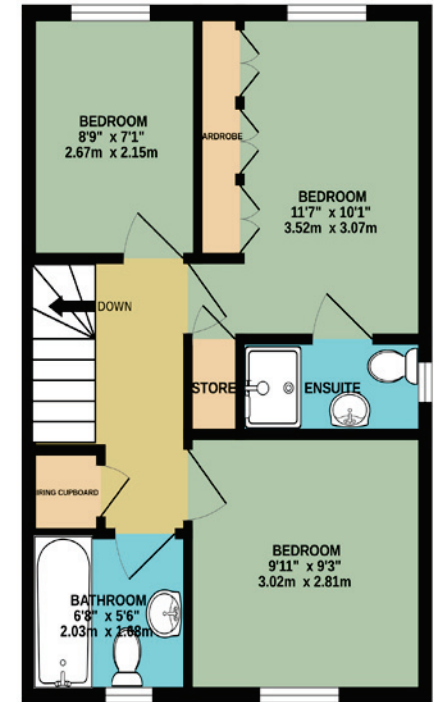
Vacant possession of the freehold will be given on completion.

Guide Price: £375,000

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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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To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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