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35 London Road
Halesworth, Suffolk, IP19 8LR

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ESTATE AGENTS



This semi-detached three bedroom Georgian house is within walking distance of the town centre. The property is offered in excellent condition and retains many original features with an attractive walled garden and a garage.

Accommodation comprises:

- Attractive entrance hall with elegant staircase
- Handsome sitting room with open fireplace
- Kitchen with Smeg range cooker and decorative period tiles
- Dining room with French doors to garden
- Rear lobby
- Cloakroom/utility
- Three bedrooms - the master being a generous size and two further double rooms
- Good-sized bathroom with high end fittings
- Electric programmable radiators throughout and secondary glazing
- Established pretty walled garden
- Attached brick studio and garden store
- Many period features including doors, fire places, sash windows, shutters, high ceilings, picture rails, cornices and brass switches and finger plates on doors
- Garage



The Property

The front door opens into a stylish entrance hall with an elegant staircase with a cloaks cupboard beneath. The sitting room is situated to the front with a sash bay window complete with original pine shutters and a marble fireplace with a cast-iron open fire. Attractive 'Marmoleum' flooring is laid throughout much of the ground floor. To the rear and leading off the hallway is the dining room with ample space for sitting and enjoying the rear garden through the French windows and sash window. A cupboard is fitted to one side of the cast iron fireplace and an archway opens into the kitchen. The kitchen is well fitted with grey gloss units with solid wood iroko worktops with inset waste bins. There is plumbing for a dishwasher and a stainless steel 'Smeg' range cooker with double oven and five ring induction hob with an extractor hood over, the rear wall has attractive period tiling.

Off the dining room, a door to the rear leads to a lobby, with a door to the garden and then a cloakroom/utility room, which has been fitted with a 'C.P. Hart' high end sink and w.c. There is also plumbing for a washing machine. Off the first floor landing are three bedrooms: one which is currently used as an office, and two generous doubles with built-in wardrobes. The spacious well-appointed bathroom provides a large double-ended bath, with an inset shower attachment, Stylish rectangular wash basin and W.C. again with C.P. Hart high end sanitary ware and fittings.



Gardens

The front garden is shingled and contained by brick walls with a wrought iron gate and railings and a wonderful established climbing wisteria. A side gate gives access to the rear garden. The good sized walled rear garden is well stocked with flower beds and mature shrubs and trees. There is also an extensive York stone paved terrace immediately behind the house. Pebbled steps lead up to a small lawn and then onto an additional seating area to the rear. Attached to the property is a studio and a separate tool or garden store. The property has the added benefit of a single garage which is located to the side of the adjoining house (no.36).

Location

The property is within easy walking distance of both the town's facilities and rural walks. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

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

Services

Electric heating. Mains water, electricity and drainage.

EPC Rating: F

Local Authority

East Suffolk District Council

Tax Band: C

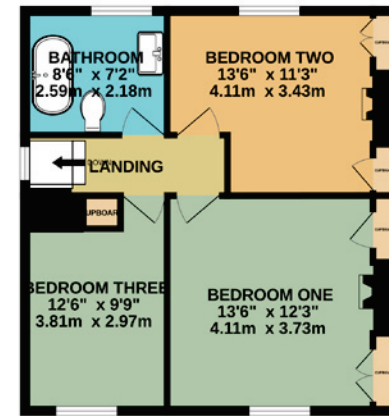
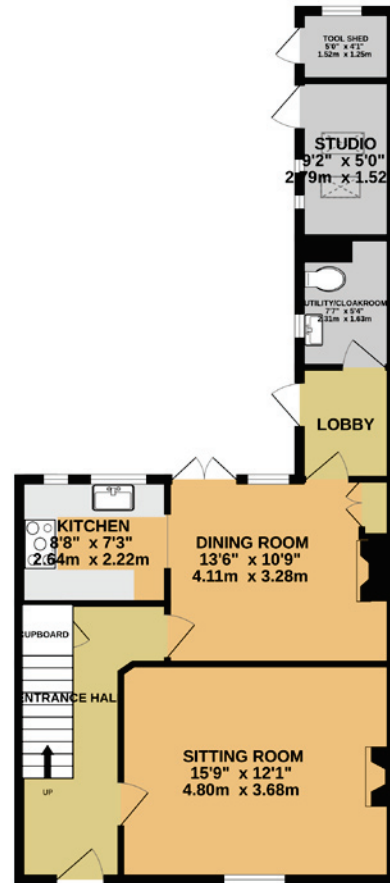
Agents Note

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 £425,000



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk