



146 Chediston Street
Halesworth, Suffolk IP19 8BD



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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This stunning Grade II Listed cottage has just undergone an extensive programme of restoration and re-refurbishment and now provides a wonderful home in the centre of the town. Offered chain free and ready to move into.

Accommodation comprises briefly:

- Elegant sitting room with a period fireplace & under stair cupboard for coats
- 19ft Stylish kitchen/dining room
- Large bathroom with a shower over the bath
- Small study
- Two double bedrooms
- Solid light oak flooring throughout the ground floor & high quality carpets upstairs
- Private landscaped rear garden
- Gas central heating with attractive cast iron column style radiators
- Restored period features such as exposed painted timbers, doors, windows & fireplaces
- Decorated with Farrow and Ball paints
- High quality period style switches and light fittings
- Renovated with attention to every detail
- Residents permit parking available



The Property

The front door opens into the entrance lobby and the staircase leads to the first floor. The lovely cosy sitting room has been fitted with solid light oak flooring, which continues throughout the ground floor. There is an attractive cast iron fireplace and a sash window to the front aspect. One wall has wood panelling and a useful under stairs cupboard with coat hooks. The generous kitchen/diner is found to the rear with a door to the garden. The new kitchen has been fitted with base cupboards and solid wood worktops, a 'dresser style cupboard and industrial style shelving. There are integrated appliances - a dishwasher and a washing machine and a freestanding Range master electric cooker with gas burners. To one end is the dining area where there is plenty of space for a table and chairs. A door to the side opens into a small study with a window to the rear which could also be used as a pantry or for storage. The large bathroom to the rear of the property has been fitted with high end sanitary ware to include a rain water shower and hand held shower over the bath, w.c. and wash basin. A very light room overlooking the garden.

There are two double bedrooms on the first floor, the bedroom to the front has a cast iron fire place and exposed painted timbers and the bedroom to the rear bedroom has excellent views overlooking the garden. and greenery beyond, unusual for a property in the town centre. This excellent period cottage with many of its original features has been stylishly refurbished to provide a beautiful home.



Garden

A footpath shared with the two neighbouring properties, give access to the rear, a garden gate opens into the private rear garden. The garden has just been landscaped with an attractive paved and shingled central patio with a pathway leading up some steps at the rear of the house. Two small lawned areas are edged with flower borders and all is contained with panel fencing.

Location

The property is situated just off the market square in the centre of town. 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 close 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

Gas fired central heating. Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Tax Band: A

Postcode: IP19 8BD

Agents Note

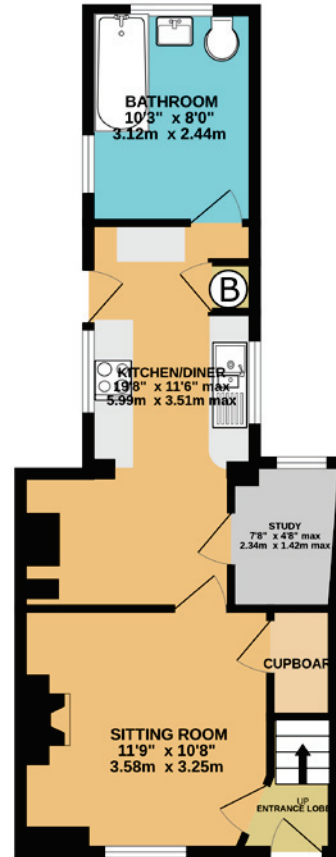
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

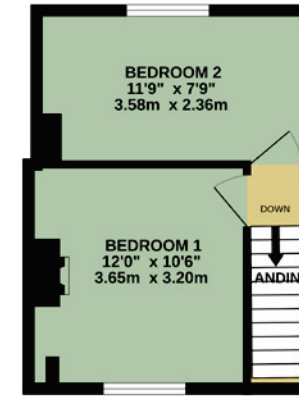
Vacant possession of the freehold will be given on completion.

Guide price: £275,000

GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.7 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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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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