

M
M

1 The Paddocks,
Halesworth, Suffolk IP19 8RR

M
M

MUSKER
M^CINTYRE
ESTATE AGENTS



A modern detached 2/3 bedroom bungalow situated in a quiet close, having been updated by the current owner and with the benefit of a garden room attached to the rear overlooking the south facing gardens.

Accommodation comprises briefly:

- Entrance hall with a cloakroom
- A good sized sitting room with patio doors overlooking the garden
- Sliding doors off the sitting room open into a dining room/study or 3rd bedroom
- Re-fitted kitchen
- Garden room/dining room with a 'warm roof'
- Two double bedroom
- Re-fitted shower room
- Attached single garage with block paved driveway
- Gas central heating with a recently installed combi boiler
- Attractive wildlife friendly south facing rear garden



The Property

The front door opens into the hall where there is a cloakroom and then further along an airing cupboard which has a radiator fitted. The kitchen has been re-fitted with a good range of white wall and base units to include a Neff ceramic hob and oven. There is also space for a table a chairs along with the lovely garden room, which the current owner also uses for dining in. The recently installed gas combi boiler is also housed in the kitchen. A door leads into the garden room and also gives access to the garage. The garden room has been fitted with a radiator, new double glazing with double doors to the garden and a 'Warm' insulated roof. To the rear is the spacious sitting room with patio doors overlooking the garden and sliding doors give access to the dining room/3rd bedroom or currently used as a study.

The two double bedrooms are to the front of the property. The shower room has also been re-fitted with a corner shower, w.c. and a hand basin with built-in white high gloss cupboards.



Garden

A block paved driveway leads to the attached single garage giving plenty parking, the lawned front garden is interspersed with shrubs.

The good sized rear garden has been well planted for pollinators to encourage wildlife with a variety of flowers, shrubs and trees with a large lawn and a small pond.

The south facing garden is well screened with a high conifer hedge to the rear and fencing to either side, which gives a good amount of privacy. A paved area is found immediately behind the property where you can sit and enjoy the garden.

Location

The property is located in a popular residential area 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 20 minute drive away.



GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.

Fixtures & Fittings

Some fixtures and fittings maybe excluded from the sale and maybe available in addition, subject to separate negotiation.

Services

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

EPC Rating: D

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8RR

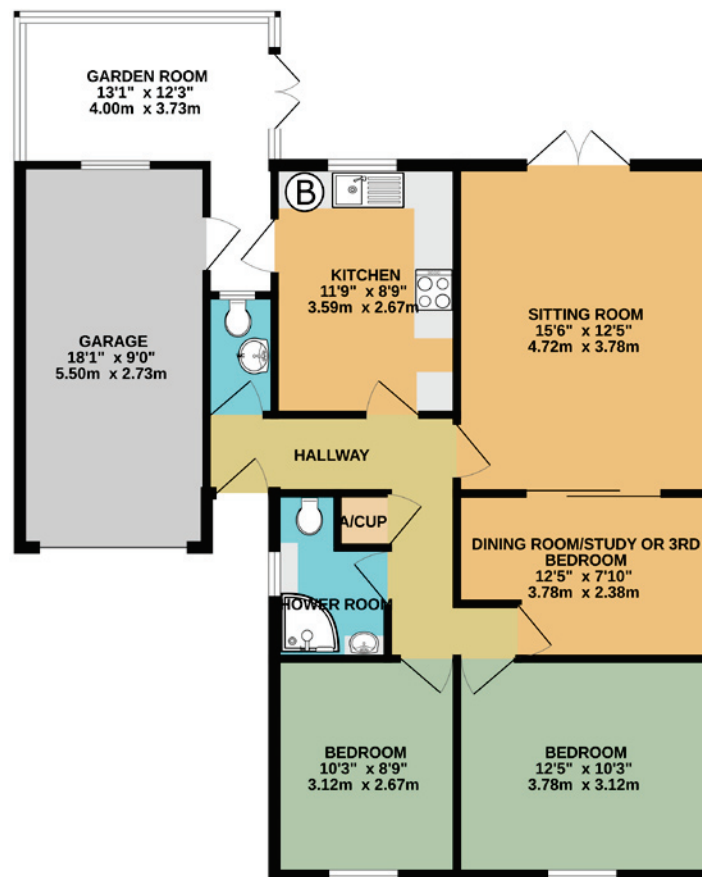
Agents Note

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 £325,000



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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 not necessarily to scale.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Harleston 01379 882535
Loddon 01508 521110

www.muskermcintyre.co.uk

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