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11 Old Orchard Close,
Halesworth, Suffolk IP19 8EL

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ESTATE AGENTS

A two bedroom detached bungalow, situated in a popular residential close, with light and spacious accommodation. A garage with a long driveway and a good sized private rear garden. Offered chain free.

Accommodation comprises briefly:

- Entrance hall
- Large light sitting/dining room
- Kitchen
- Two double bedrooms
- Wet room
- Enclosed private rear garden
- Long single garage/workshop
- Block paved driveway with plenty of parking
- Gas central heating
- Double glazed



Property

An entrance door to the side opens into an entrance porch where there is a door to the kitchen and then a further door leads into the hallway. The spacious sitting/dining room overlooks the deep front garden with plenty of light from four windows. There is a fireplace housing an electric fire. The kitchen is fitted with a range of wall and base cupboards, a freestanding electric cooker, water softener, fridge/freezer and washing machine. Both double bedrooms are to the rear of the bungalow and one bedroom has been fitted with patio doors giving access to the rear garden along with the gas combi boiler. There is a well tiled wet room with a 'Triton' electric shower, w.c. and a hand basin. This property has the benefit of double glazing and gas central heating with recently laid hard flooring to the hall and bedrooms. Most windows are fitted with blinds and the patio doors have a garden awning above.



Outside

The bungalow sits back in the close with a deep open plan lawned front garden, a long block paved drive runs to the rear of the property and leads to a single brick garage, which has an up and over door and is particularly long with a useful storage/workshop area at the rear. Garden gates to both sides give access to the rear garden. The private rear garden is a good size, lawned and enclosed with shrubs and trees with a paved area immediately behind the bungalow, a timber garden shed is to the rear of the garage.

Location

The property is situated in this popular close and within walking distance of the town's facilities. 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected.

Energy Rating:

Local Authority:

East Suffolk District Council

Tax Band: C

EPC: D

Postcode: IP19 8EL

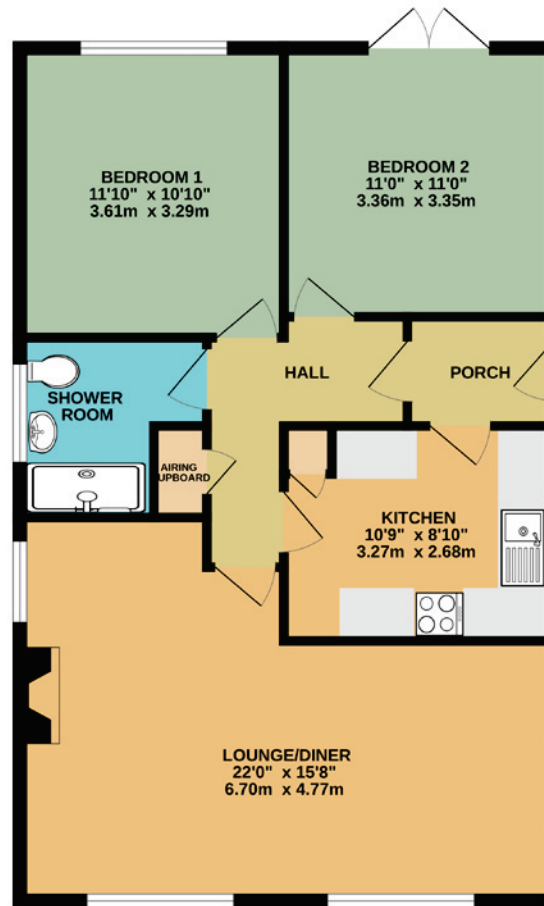
Tenure

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: £259,995



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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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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HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk