

8 Palfrey Place,
Halesworth, Suffolk IP19 8DF

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Southwold - 8 miles
Norwich - 24 miles

Situated on a small development this three bedroom semi-detached house offers beautifully presented accommodation, built approximately 7 years ago and benefits from a detached brick garage and parking.

Accommodation comprises briefly:

- Entrance hall with cloakroom
- Sitting room with a fireplace housing a gas fire & French doors to garden
- Extremely well fitted Kitchen/diner
- Three bedrooms
- Stylish en-suite shower room and bathroom with rainfall showers
- Lawned & paved sunny rear garden
- Garage with block paved driveway
- Gas central heating
- Double glazed windows
- High specification finish
- Offered chain free



The Property

An entrance door opens into the hallway where there is a cloakroom with a w.c. and hand basin and the stairs rise to the first floor. The kitchen is to the front of the house is fitted with an excellent range of cream wall and base cupboards with a built-in double electric oven and ceramic hob, dishwasher and fridge/freezer and plumbing for a washing machine. There is also plenty of space for dining. A wall cupboard houses the gas fired central heating boiler and wood effect flooring is fitted to the kitchen. To the rear the good sized sitting room offers light accommodation with a window and fully glazed French doors overlooking the rear garden. A feature fireplace houses a gas flame effect fire.

On the first floor are two double bedrooms and a third single bedroom. The very stylish en-suite shower room and bathroom have part tiled walls and floor with rainfall showers, the en-suite is fitted with a shower cubicle with a separate hand held shower, and the bathroom with a bath. Both have stylish wash hand basins, w.c.'s and heated towel rails.

The property also has the remainder of a 10 year building Guarantee and under floor heating to the ground floor with radiators on the first floor.



Garden

The private and sunny rear garden is fully enclosed with a combination of brick wall and timber fencing. There is a paved patio with a lawned area edged with flower beds. A rear gate leads to the paved driveway and garage immediately to the rear of the garden. The detached brick garage offers an up and over door with power and light with storage above.

Location

The property is situated in Halesworth, with Southwold and Walberswick just a twenty minute drive away. 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 there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



Fixtures & Fittings

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

Services

Mains water, drainage and electricity.

Gas central heating, under floor heating on the ground floor.

Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 8DF

EPC: B

Agents Note

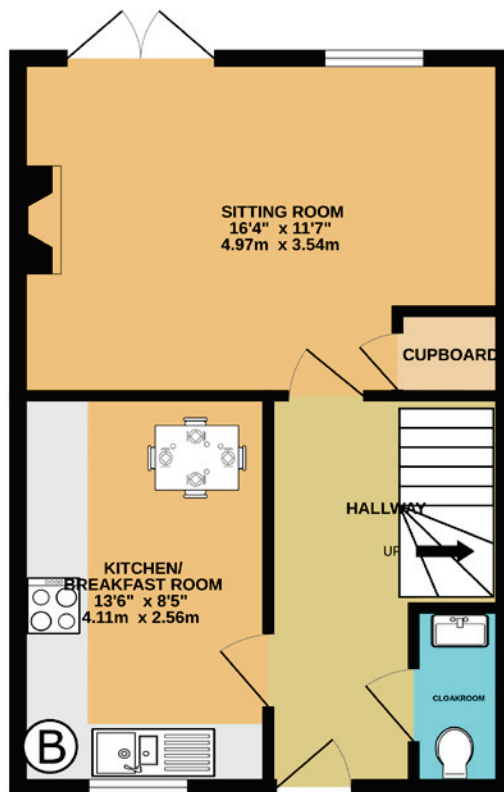
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

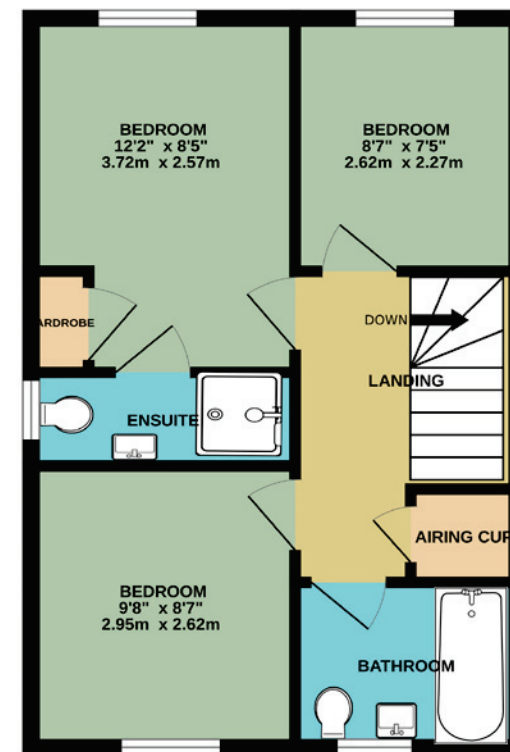
Vacant possession of the freehold will be given on completion.

Guide Price: £280,000

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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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.



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