



5 Barons Close,
Halesworth, Suffolk, IP19 8EJ

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ESTATE AGENTS

An immaculate and spacious semi detached three bedroom bungalow situated in a popular close within the town. The property enjoys an attractive well maintained private rear garden. There is also plenty of driveway parking and a garage.

Accommodation comprises briefly:

- Large Hallway
- Very spacious sitting/dining room
- Excellent Kitchen/diner
- Three bedrooms - Two double bed rooms & one single room
- Well appointed bathroom
- Deep front lawned & good sized attractive private rear garden
- Single garage & driveway
- Upvc double glazing
- Gas central heating



Property

The property is entered via the front porch which leads into the very spacious hallway, the central hallway has a useful storage cupboard for shoes and coats. To the front of the property are two good sized double bedrooms. There is a stylish bathroom with a shower over the bath, wash basin and w.c. and an airing cupboard. Bedroom three is a single size. The sitting room is over 26ft long with two areas, French doors to the rear overlook the garden and to the other end a fireplace houses an electric fire. The spacious kitchen is found to the rear and overlooks the garden, it provides a good range of white high gloss wall and base cupboards with an induction hob and integrated electric oven, with plenty of space for a table and chairs. A side door with a small porch leads to the garden. This excellent light property is very well presented and maintained, ready to move straight into, with the benefits of UPVC double glazed window and doors, UPVC barge boards and soffits and gas central heating



Outside

The deep front open plan garden is lawned with a drive leading to a single brick garage. A side gate leads past the property and to the rear where there is the good sized private garden. The garden is well maintained and attractively planted with a lawn edged with curved borders planted with mature trees and shrubs. The paved patio beside the bungalow spans the plot, contained by a low brick wall. There is also a timber garden store and a greenhouse located at the rear.

Location

The property is situated in a popular residential area of the town 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.

Local Authority:

East Suffolk District Council

Tax Band: C

EPC: tba

Postcode: IP19 8EJ

Tenure

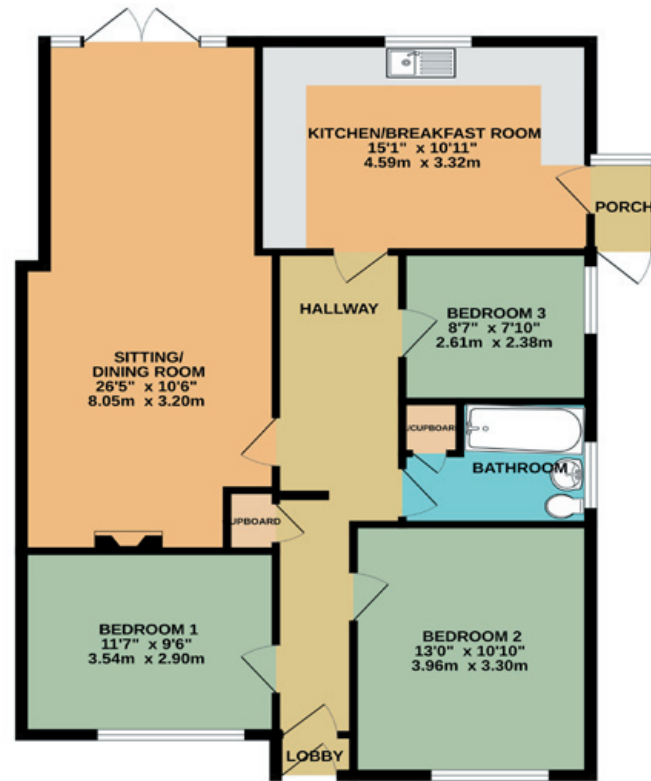
Vacant possession of the freehold will be given upon completion.

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: £315,000

GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.3 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 misstatement. 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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