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23 Greenbank, Halesworth
Suffolk, IP19 8RP

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**MUSKER
McINTYRE**
ESTATE AGENTS



This well presented light and spacious semi-detached house sits back from the road in an elevated position with countryside views to the front, situated on the edge of town with a very spacious conservatory.

Accommodation comprises:

- Entrance hallway
- Sitting room overlooking the front gardens
- Well fitted kitchen/breakfast room
- Spacious conservatory/dining room
- Cloakroom
- Master bedroom with en-suite and walk-in wardrobe
- Two further Bedrooms
- Bathroom
- Brick garage with parking close-by
- Low maintenance rear garden
- Gas central heating
- All blinds included
- Offered in very good order throughout



The Property

The entrance hallway gives access to a cloakroom and the staircase, a door opens into the sitting room at the front of the property, this is a good sized room with a window overlooking the front deep lawned gardens and countryside beyond. There is a fireplace with a marble hearth housing a gas living flame fire. To the rear is the kitchen/breakfast room which is well fitted with a good range of cupboards and include a Range master electric range style cooker with gas burners and extractor hood over, integrated dishwasher, washing machine, fridge and freezer. There is plenty of room to one end for dining. A door opens into the very spacious conservatory which is an excellent addition and well fitted with blinds.

Off the first floor landing are three bedrooms, all are double with the master bedroom having an en-suite shower and a walk-in wardrobe. The bathroom and the en-suite shower room are both well appointed and the bathroom is fitted with a heated towel rail.

This comfortable family house has the benefit of gas central heating and is fully double glazed with very well presented accommodation.



Garden

The single brick garage is found just as you enter the close with parking to the front, there is further guest parking behind the properties. The house is set back from road with a deep front garden, a shared footpath takes you to the front entrance door. The rear garden is paved and shingled which provides a low maintenance space and enclosed by panel fencing. There is a raised herb bed and a timber garden shed.

Location

The town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarket. Halesworth 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 thirty minute drive away.



Fixtures and Fittings

All fitted blinds are included in the sale but some fixtures and fittings may be available in addition, subject to separate negotiation.

Services

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

EPC Rating: D

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8RP

A service charge of £100pa is payable to the management company for the upkeep of the shared driveway, communal parking area and bin store.

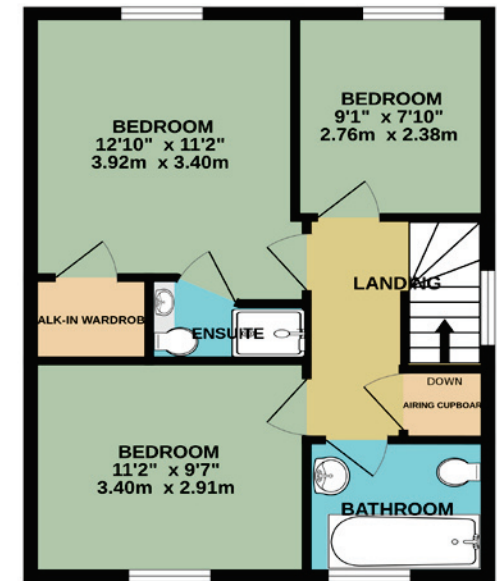
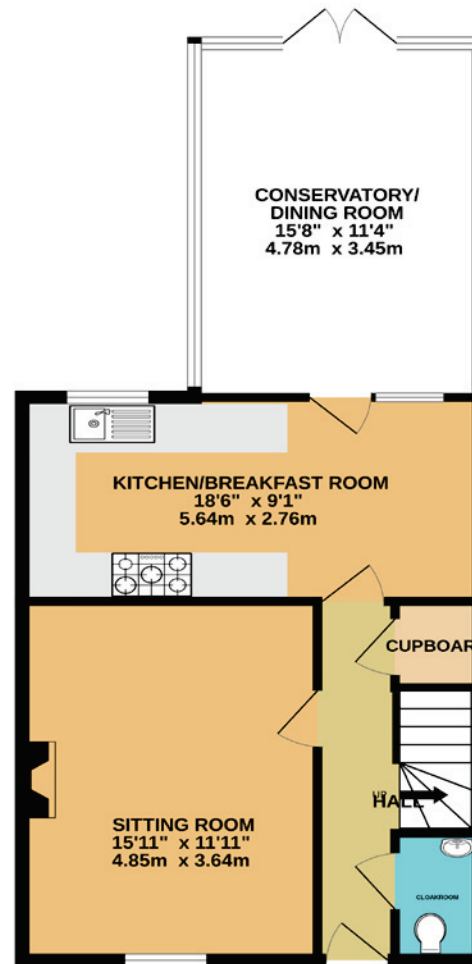
Agents Note

This 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 upon completion.

Guide Price £350,000



TOTAL FLOOR AREA: 1099 sq.ft (102.1 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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