



46 Gainsborough Drive,
Halesworth, Suffolk IP19 8TL



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ESTATE AGENTS

A beautifully presented and extremely well maintained two bedroom semi-detached bungalow offered with many extras. There is also plenty of parking, garage and a lovely conservatory. Situated within a close and walking distance to the town centre. Offered with no onward chain.

Accommodation comprises briefly:

- Large sitting room with electric living flame fire
- Stylish fully equipped Kitchen with many appliances included
- Conservatory/dining room
- Two bedrooms with fitted wardrobes/drawers
- Gas central heating
- Excellent well appointed shower room
- Well maintained attractive gardens
- Garage and parking for several cars
- Cul-de-sac location
- Upvc double glazed windows, doors, soffits and barge boards
- Hard flooring's are fitted throughout



The Property

An entrance door to the side of the property opens into a hall where there is cupboard housing the gas fired central heating boiler. The lovely light sitting room is a good size with a remote controlled electric flame effect fire and to the rear the patio doors take you into the conservatory, this is a upvc double glazed construction, a useful addition as it makes a great dining room, a water softener is also fitted here. A folding door off the sitting room opens into the fully equipped kitchen with a good range of grey high gloss wall and base cupboards with two built in electric ovens and microwave, gas hob with a stylish extractor above. The sink has a separate 'Kettle' tap which provides instant boiling water and cold drinking water. There is also a fridge a freezer and a washing machine. The two bedrooms are to the front of the property, the larger main bedroom is extremely well fitted with a good range of wardrobes and drawers, the smaller bedroom also has a wardrobe fitted. The well appointed shower room has a w.c. and enjoys a large shower cubicle with a high pressure rainfall power shower, a separate hand held shower with body jets. A wash hand basin is built into cupboards beneath and to either side and there is a heated towel rail. This property is offered in excellent order and provides a very comfortable home ready to move straight into. Situated in a cul-de-sac and within walking distance of the town's shops.



Outside

The deep open plan front garden is low maintenance with sleepers containing slate chippings and a shingle drive provides parking for several cars leading to a single brick garage to the rear of the property. The rear garden is accessed through a timber gate and is very well maintained, a central lawn is edged with flowers, shrub and roses, there is also a good sized timber shed and along with the garage has power and light connected. To the rear of the garden is a patio area and a arbour to sit in and enjoy this lovely private space.

Location

Halesworth provides many independent shops, range of schools, 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 with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes 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:tba

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: IP19 8TL

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: £215,000



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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 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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