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39 Loam Pit Lane
Halesworth, Suffolk, IP19 8EZ

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are delighted to offer this three bedroom detached house situated close to all the town's facilities in a 'no through road' with the benefits of a private and exceptionally large mature garden, plenty of driveway parking and a garage. With no onward chain.

Accommodation comprises briefly:

Entrance Hall

Sitting Room Opening with archway to the Dining Room

Well Fitted High Gloss Kitchen

Conservatory

Three Bedrooms & a Landing/Study Area

Bathroom & En-Suite Shower Room

Private Large Mature Garden

Plenty of Driveway Parking & Garage

Double Glazed Windows

Gas Central Heating

Within Walking Distance to the Train Station & Shops

Situated in a Quiet 'No Through Road'



The Property

The front door opens into the entrance hall, with doors to the sitting room and onto an inner hall where the stairs rise to the first floor. The sitting room is a good size and benefits from an open fireplace, the room is very light due to a bay window to the front which over looks the deep front garden. An archway to the rear leads into the dining room with timber flooring fitted throughout these two rooms. There is a useful cupboard under the stairs. The kitchen is very well fitted with high gloss white base and wall units with a breakfast bar. Appliances included are: a Fridge & freezer, washing machine, built-in electric oven and a gas hob with an extractor hood over. A fully glazed door leads out to the conservatory which along with the kitchen is fitted with ceramic floor tiles. The conservatory is a double glazed upvc construction with a glazed roof with doors to the rear and side. The first floor landing is spacious with an airing cupboard, and with an additional area, which would make an ideal office/study. The main bedroom is a particularly generous size and is fitted with a good range of wardrobes with an en-suite shower room which comprises of a corner shower, wash hand basin, WC and has fully tiled walls. The second bedroom also benefits from a large built-in wardrobe. There is a further double bedroom to the rear. The family bathroom provides a white bathroom suite, bath with shower over, wash hand basin, w.c. and is also fully tiled. This wonderful spacious house is offered in very good order with gas fired central heating and has UPVC double glazing throughout.







Outside

To the front of the house is a shingle driveway which provides off-road parking for several vehicles and leads to the linked brick garage which has an up and over door and a door to the rear. The deep front garden is well planted with shrubs and trees which act as screening for the house, a tree lined long grass bank running down to Holton Road affords further privacy. To the rear of the property is a large patio area with steps up to the main rear garden (the garden is not suitable for people with limited mobility). The garden is a real surprise as it is unusual to find such a mature private large plot, so close to the town centre. The garden has two further areas - the first has an arbour and surrounded by shrubs and mature trees and the second has a paved area with a greenhouse, again contained by mature trees.

Location

Loam Pit lane is just past the railway bridge between Quay street and Holton Road, a short walk into the town centre. The town provides many independent shops, primary school, 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 close-by with services to London Liverpool Street via Ipswich. The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.

Fixtures & Fittings

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

Services

Gas central heating
Mains water, drainage and electricity.
EPC: C

Local Authority:

Suffolk County Council
Tax Band: D
Postcode: IP19 8EZ

Tenure

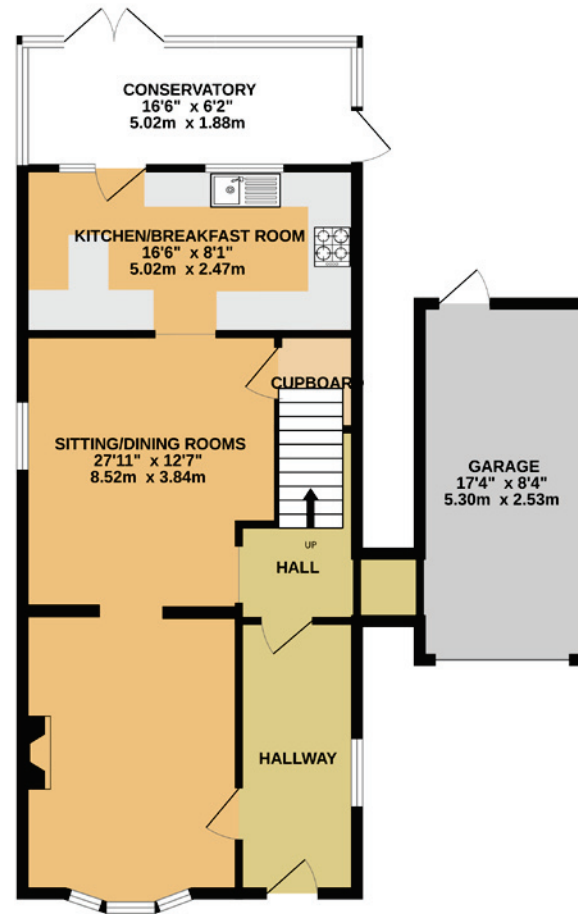
Vacant possession of the freehold will be given upon completion.

Agents' Note

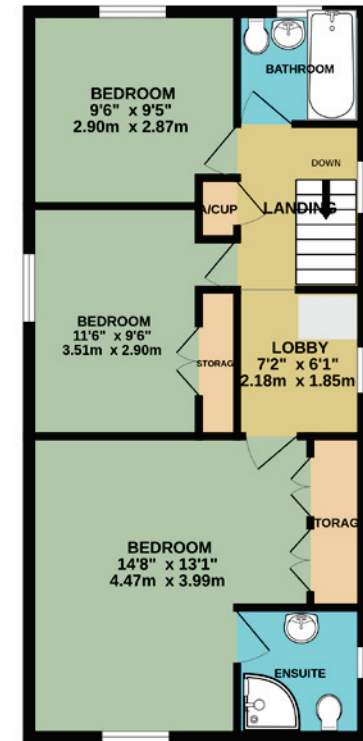
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £395,000

GROUND FLOOR
833 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 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.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

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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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