

5 Blyth Close, Wenhaston,
Halesworth, Suffolk IP19 9EE



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Situated in this popular village and close to the coast, this three bedroom detached bungalow is situated in a quiet cul-de-sac with the benefit of a large private garden.

Accommodation comprises:

- Large, light L-shaped sitting / dining room with a fireplace housing a multi-fuel stove
- Kitchen
- Two spacious double bedrooms
- Single bedroom/office
- Bathroom and separate w.c.
- Wonderful large and private south facing garden
- Electric heating
- UPVC double glazed
- Attached garage
- Garden cabin/studio
- Centre of village, close to the coast



The Property

A porch to the front takes you into the long hallway where there are two double bedrooms the main bedroom overlooks the front garden and both are generous doubles. Next is the bathroom which is fully tiled with a wash hand basin and a bath with a shower over. There is also a separate w.c. The third bedroom is used as an office by the current owner. To the rear of the bungalow is the large L-shaped sitting room with a fireplace housing a wood burning stove and a dining area with a serving hatch to the kitchen, both areas have large windows overlooking the large south facing rear garden. The kitchen is fitted with a range of wall and base cupboard and also a good range of built in cupboards to one wall, a door leads out to the side of the property. The bungalow is fitted with upvc double glazed windows and electric heating.



Garden

The bungalow is set back from the close with a deep front garden with chippings and planted with shrubs with a drive leading to the attached single garage. The large rear south facing garden is lawned and contained by mature trees and shrubs making it very private. There is an additional area to the rear with mature trees and a large timber cabin which is insulated and has power connected. Immediately behind the property is a paved patio edged with a flower border, a timber garden shed and a large pond.

Location

Wenhaston is a very desirable village, conveniently located just four miles from the unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick. The nearby town of Halesworth also provides many independent shops. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops.



GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

Fixtures and Fittings

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

Services - Electric heating and electric water heating
Mains electric, water, and sewerage.

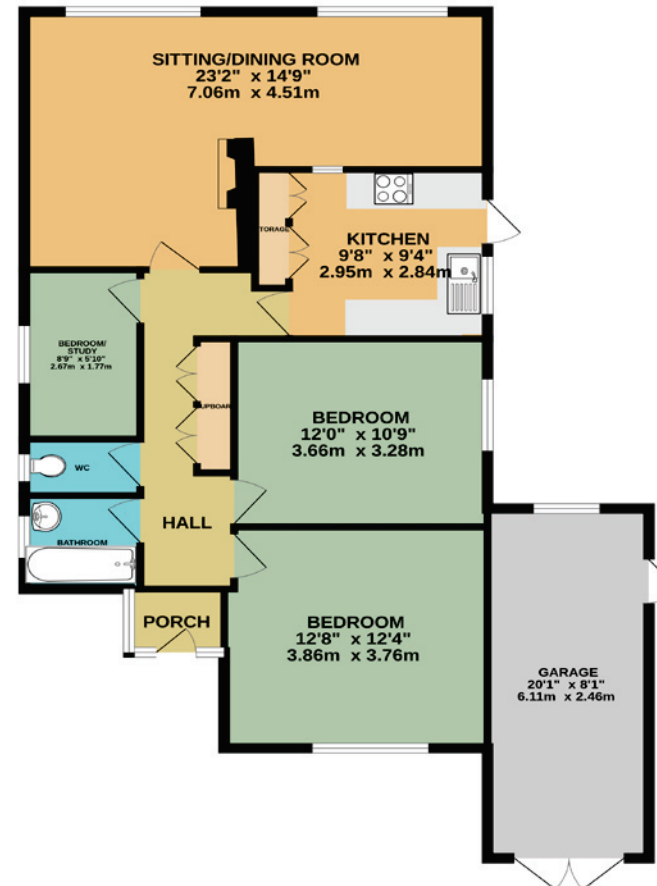
EPC Rating: tba

Local Authority: East Suffolk Council band:

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 £440,000



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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

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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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