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9 Earls Close,
Halesworth, Suffolk, IP19 8DT

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A very spacious three bedroom detached chalet bungalow located in a quiet cul-de-sac with similar properties, although the property has been well maintained it would now benefit from some cosmetic updating. Located on a corner plot with plenty of parking and good sized private garden. Offered chain free.

Accommodation comprises:

- Entrance hall with 'Parquet' flooring
- Generous sitting room
- Long fitted kitchen
- Ground floor double bedroom
- Ground floor well appointed wet room
- Dining room
- Study with stairs to 1st floor
- 1st floor large double bedroom with en-suite and walk-in wardrobe
- 1st floor single bedroom
- Gas central heating
- Good size private rear garden
- Deep front garden and driveway to either side with plenty of parking & single detached garage with rear workshop and a utility room



The Property

A front entrance door opens into a hallway where there is a built in cupboard and the original Parquet flooring. To the rear of the property is the sitting room which has a fireplace with a gas fire and patio doors to the rear garden. Off the hall to the front is a double bedroom and a well appointed wet room. At the rear is a dining room again with patio doors to the garden, leading off is the kitchen, a long room with two areas both overlooking the rear, fitted with wall and base units and a freestanding electric cooker with gas burners and a 'Worcester gas boiler. A door to the side leads to the garden. A study to the front has stairs leading to the first floor where there are two bedrooms a single and a generous double, all have velux windows. The double bedroom also enjoys an en-suite shower room with a corner shower, W.C. and a hand basin and a walk-in wardrobe. The property has the benefit of upvc double glazing and gas central heating.



Gardens

Outside, there is plenty of parking with a driveway to either side of the deep front garden, one leads to the single brick detached garage which has an electric roller door fitted, to the other side there are double gates to the rear garden. The private rear garden is lawned with shrubs, with paving immediately behind and to the side the property. High conifer hedging to one side and the rear boundary gives the garden a good deal of privacy. There is a timber garden shed and also a workshop attached to the rear of the garage and a useful utility area is found between the house and the garage, all have power and light connected.

Location

The property is situated in the market town of Halesworth. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. There is a 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, but may be available in addition, subject to separate negotiation.

Services

Gas central heating. Mains water, electricity and drainage.

EPC Rating: D

Local Authority

East Suffolk District Council

Tax Band: D

Agents Note

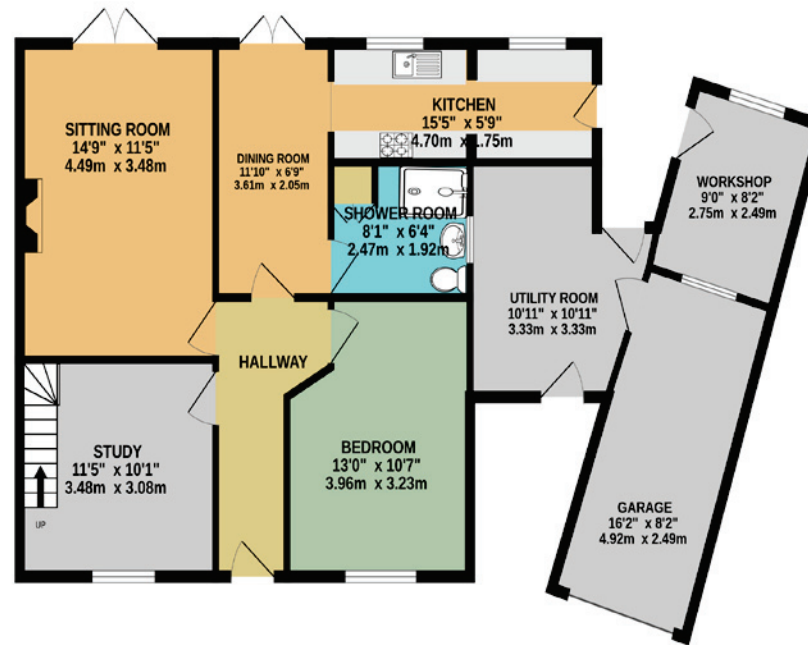
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

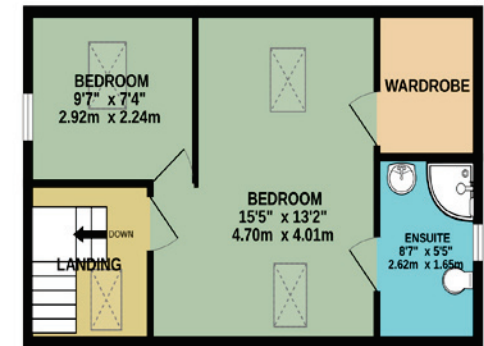
Vacant possession of the freehold will be given on completion.

Guide Price £335,000

GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1384 sq.ft. (128.6 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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