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10 Blyth Mews
Halesworth, Suffolk, IP19 8FB

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are delighted to offer this three bedroom link detached house in Blyth Mews, situated close to all the town's facilities and with the benefits of an attractive patio garden and two parking spaces.

Accommodation comprises briefly:

Entrance Hall

Sitting Room

Kitchen/Utility/Dining Room

Utility Room

Three Bedrooms - Two Double and One Single

Bathroom & En-Suite Shower Room

Ground Floor W.C.

Attractive Private Patio Garden

Two Parking Spaces

Double Glazed Windows with Many Fitted White

Wooden Shutters

Gas Central Heating

Offered Chain Free



The Property

The front door opens into the entrance hall, beside the stairs is a cloakroom. The sitting room is of generous proportions and benefits from a gas fire, which sits on a tiled hearth with a white wood surround, the room is light and airy due to a window to the front and patio doors to the rear which over looks the courtyard. The kitchen/dining room benefits from cream base and wall units, stainless steel sink and drainer, electric double oven, gas hob, and dishwasher and space for a fridge/freezer. The dining area is to the front of the house with patio doors opening out onto the side garden. The utility area is situated to rear with a range of matching base and wall units and space for a washing machine and tumble dryer. A further door also gives access to the rear patio and ceramic tiles are fitted underfoot throughout this room. The first floor landing is spacious with an airing cupboard, which houses the hot water tank. The main bedroom is fitted with wardrobes and benefits from an en-suite shower room which comprises of a double shower, wash hand basin, WC and heated chrome towel rail. The second bedroom also benefits from a double built-in wardrobe. There is a further single bedroom. The family bathroom provides a white bathroom suite, bath with shower over and wash hand basin. This property has gas fired central heating and double glazed throughout.







Outside

To the side of the house the brick weave driveway provides off-road parking for two vehicles. There is a gate leading into a stunning well planted garden with raised beds. To the rear of the property is a large patio area which is ideal for 'al-fresco' entertaining with a range of ferns, roses and climbers in the border and a curved fence keeping the garden private.

Location

Blyth Mews is a small collection of town houses located only a moment from Halesworth 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 with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.

Fixtures & Fittings

All fixtures and fittings including curtains 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: C

Postcode: IP19 8FB

Tenure

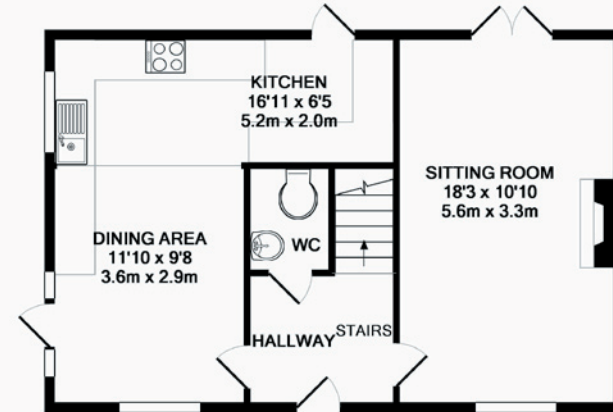
Vacant possession of the freehold will be given upon completion.

There is a yearly maintenance charge for the communal areas currently of £165 pa

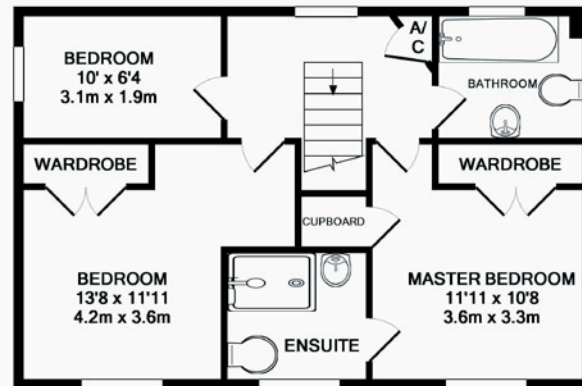
Agents' Note

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: £380,000



GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1011 SQ.FT. (93.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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To arrange a viewing, please call 01986 888205

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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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