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99 Dukes Drive
Halesworth, Suffolk IP19 8TJ

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**MUSKER
McINTYRE**
ESTATE AGENTS

A detached two bedroom bungalow with the benefit of a large conservatory within walking distance of the town's facilities, with a garage and plenty of parking. Chain Free.

Accommodation comprises briefly:

- Sitting room with wood burning stove
- Hand built kitchen
- Bathroom
- Two bedrooms
- Large conservatory
- Double glazed
- Driveway parking
- Single garage
- Electric central heating with solar panels
- Well stocked gardens
- Close to shops



Property

The front door opens into a small lobby and then into the sitting room, this room has a wood burning stove and a large window overlooks the front garden. A sliding door takes you into the kitchen which has a good range of hand built wall and base cupboards with solid wood work surfaces and attractive tiled splash-backs. A door leads into the large conservatory to the rear which is used as an office/dining room and has a utility area.

There are two bedrooms situated to the front and the rear of the property, one double room and one single bedroom, and a bathroom fitted with a bath with a shower over, w.c. and hand basin. The airing cupboards in the hall houses the electric central heating boiler for the heating and hot water and the property also benefits from solar panels giving the owner an additional income.



Outside

The front deep garden accommodates further vehicles along with a drive leading to the single brick garage. The rear garden enjoys a southerly aspect is a enclosed and well stocked. There is also a useful pine studio at the bottom of the garden.

Location

The property is within walking distance of the town's facilities. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the 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.

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

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

Electric central heating and solar panels.
Mains water and sewerage connected.
Energy Rating: D

Local Authority:

East Suffolk District Council
Tax Band: C
Postcode: IP19 8TJ

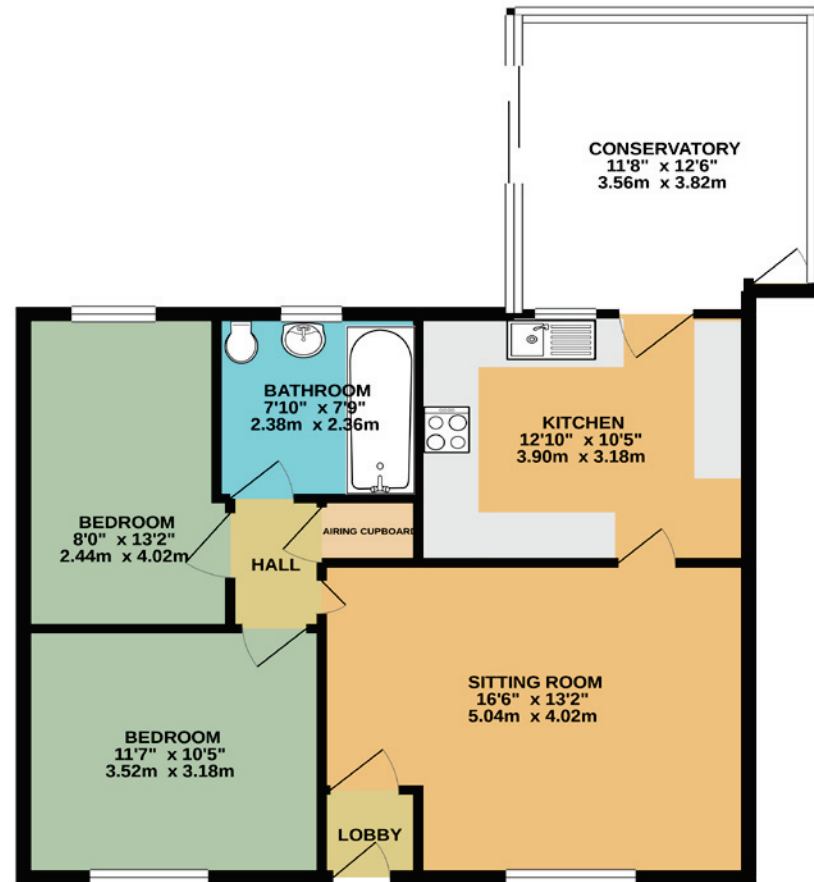
Tenure

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: £250,000



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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

Offices throughout Norfolk & Suffolk:

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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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