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Back Field, 12 Laurie Shepherd Close,
Halesworth, Suffolk, IP19 8FA

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**MUSKER
MCINTYRE**
ESTATE AGENTS



This fantastic three bedroom detached bungalow completed in only 2023 to a high standard and is offered in beautiful condition and includes a recently landscaped rear garden, located in a private close on the edge of town.

Accommodation comprises:

- Large ‘L shaped’ hallway with good storage
- Fabulous open plan kitchen/dining/family room with patio doors overlooking the rear garden
- Superb fitted kitchen units with central island/break fast bar, Quartz worktops and many fitted appliances
- Utility room & cloakroom
- Sitting room with quality neutral carpets fitted along with the bedrooms
- Master bedroom with an en-suite shower room
- Two further double bedrooms
- Well appointed bathroom
- Gas fired central heating with under floor heating & solar panels
- Brick detached garage with electric door
- Landscaped terraced private rear garden with glass veranda
- Remainder of a 10 year building warranty
- An exceptional quality build and fittings with a palette of white and light tones throughout
- Situated in an exclusive block paved close



The Property

This ‘Felbrigg’ detached bungalow is in immaculate condition, the owners have made additional upgrades to provide a very comfortable home. The front door opens into a large hallway where a cloakroom on the left hand side is found, on the right hand side is the sitting room which overlooks the front, a lovely light room with a high ceiling, a feature which continues throughout the property. To the rear is the superb open plan kitchen/dining/family room with patio doors and deep side windows opening onto a paved terrace with a glass veranda which brings the outside inside. The well fitted ‘Mulberry’ kitchen with its Quartz worktops include a ‘Franke’ boiling water tap, integrated fridge & freezer, ‘Neff’ electric double oven, induction hob, extractor over and dishwasher. Off this room is a utility room where the ‘Ideal’ gas boiler is sited and plumbing for washing/drying appliances. A door leads out to the rear garden. The inner hall provides two large built-in cupboards - one is an airing cupboard and the other a shelved shoe/coat cupboard. The main bedroom is found to the rear with a well appointed and thoughtfully designed en-suite shower room and there is also a family bathroom, both have electric heated towel rails and ‘Porcelanosa’ tiling, the en-suite has a large shower cubicle and the bathroom benefits from a shower over the bath. The other two double bedrooms can be found overlooking the close to the front of the bungalow.



Outside

The front garden is open plan with neat lawns, a block paved drive leads to the single detached brick garage which has extra depth to the rear with a personal door to the rear garden and an electric door to the front. The owners have recently had the rear garden professionally landscaped to provide a fantastic private space with lawns and paved areas running immediately behind the property and larch sleepers providing raised flower beds. A glass veranda over the patio offers a lovely place to sit and enjoy the south facing garden. At the bottom of the garden and spanning the width of the plot are attractive larch sleepers providing terraced areas with central steps. There is outside lighting and power connected.

Location

Situated on the edge of the town but within walking distance of the towns facilities, the market town of Halesworth provides many independent shops, a schools, 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. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only a short drive away.



Fixtures and Fittings

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

Services

Gas fired central heating with under floor heating and four solar panels. Mains electric, sewerage and water.

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8FA

EPC Rating: B

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 £525,000

GROUND FLOOR
1389 sq.ft. (129.0 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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.
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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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