



*74 Dukes Drive,*  
Halesworth, Suffolk, IP19 8DR



**MUSKER  
McINTYRE**  
ESTATE AGENTS



This light and very spacious two double bedroom semi-detached bungalow enjoys a wonderful 40ft open-plan sitting/dining room and kitchen- all of which overlook the rear garden. Offered with no onward chain.

Accommodation comprises:

- Entrance hallway
- Open plan kitchen/dining/sitting room
- Well fitted high gloss kitchen with integrated appliances
- Large main bedroom with wardrobes
- Further double bedroom
- Stylish four piece bathroom with a bath and separate shower
- Partly converted garage - ideal as a office or utility or a bedroom
- Large west facing 200 sq. ft. rear garden
- Off road parking
- Gas central heating
- Double glazing throughout
- Situated on the edge of town



### The Property

This bungalow is offered in good condition and benefits from very light accommodation, the front porch opens into a hallway, with built in shelving with shoe cupboards below and a built-in cupboard is used for coats. The hall leads to the impressive open-plan living area which spans the width of the property providing a 40ft sitting/dining room and kitchen. Large windows and patio doors overlook the rear aspect providing very light accommodation overlooking the garden. The kitchen is comprehensively fitted with white high gloss units with resin work-tops to include an integrated dishwasher, double electric oven and an induction hob with an extractor over. A water softener is also plumbed in. Engineered oak flooring is fitted under foot. Off the hallway, to the front are two good double bedrooms, the main being a generous size with a good range of wardrobes. The stylish bathroom has been re-fitted with a bath and a separate shower, w.c. and a hand basin. A door off the kitchen gives access to an inner hall with access to the front drive and to the partially converted single garage, which could provide a buyer with several options to finish and use as a utility, study or even an additional bedroom.

The bungalow also benefits from gas central heating, the condensing boiler is sited in the loft.



## Outside

To the front of the property is a concrete driveway and shingled areas with sleepers providing raised flower beds. The good sized lawned rear garden measures approximately 200 sq.ft. and is west facing with mature trees and shrubs. A large decked area runs to the rear of the property with a pergola canopied with climbing roses.

## Location

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



GROUND FLOOR  
1005 sq.ft. (93.4 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

Gas fired central heating, mains electric, sewerage and water.

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8DR

EPC Rating: D

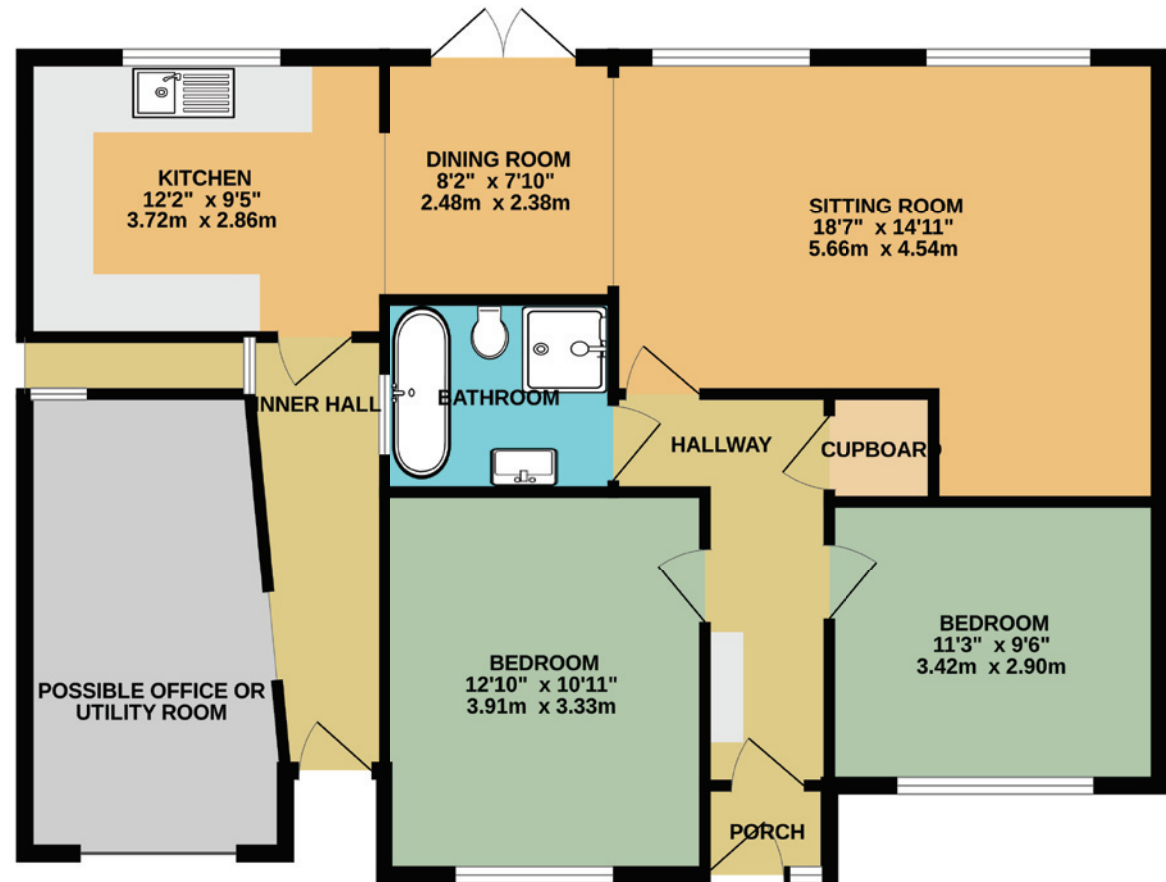
Agents Note

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: £265,000



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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