Iona, Norwich Road,

Halesworth, Suffolk, IP19 8HL

MUSKER McINTYRE
ESTATE AGENTS

This large four/five bedroom detached bungalow sits within a plot of approximately 1/3rd acre or subject to planning consent could provide two building plots and only a short walk to the town's facilities with no onward chain.

Accommodation comprises:

- Entrance hallway
- Large sitting room opening into-
- Kitchen
- Four Bedrooms
- Bathroom
- Sun room
- Integral carport
- Further reception/bedroom five
- Utility & w.c.
- Plenty of driveway parking
- Night storage heating
- Plot of approximately 1/3acre
- Close to the town centre
- Possible building plots (subject to planning consent) for two large properties
- Potential to create an annex

The Property

An enclosed front porch opens into an entrance hall with an airing cupboard and a coat cupboard. There is a large sitting room with a feature brick wall and fireplace, leading off this room is a good sized kitchen with space for a table and chairs. A door opens to a sun room with sliding glass doors to the rear and to the front into the integral carport. Further along is a utility room, w.c. and another reception room or fifth bedroom. To the other side of the bungalow are four bedrooms, three are spacious doubles and one single room and a bathroom.

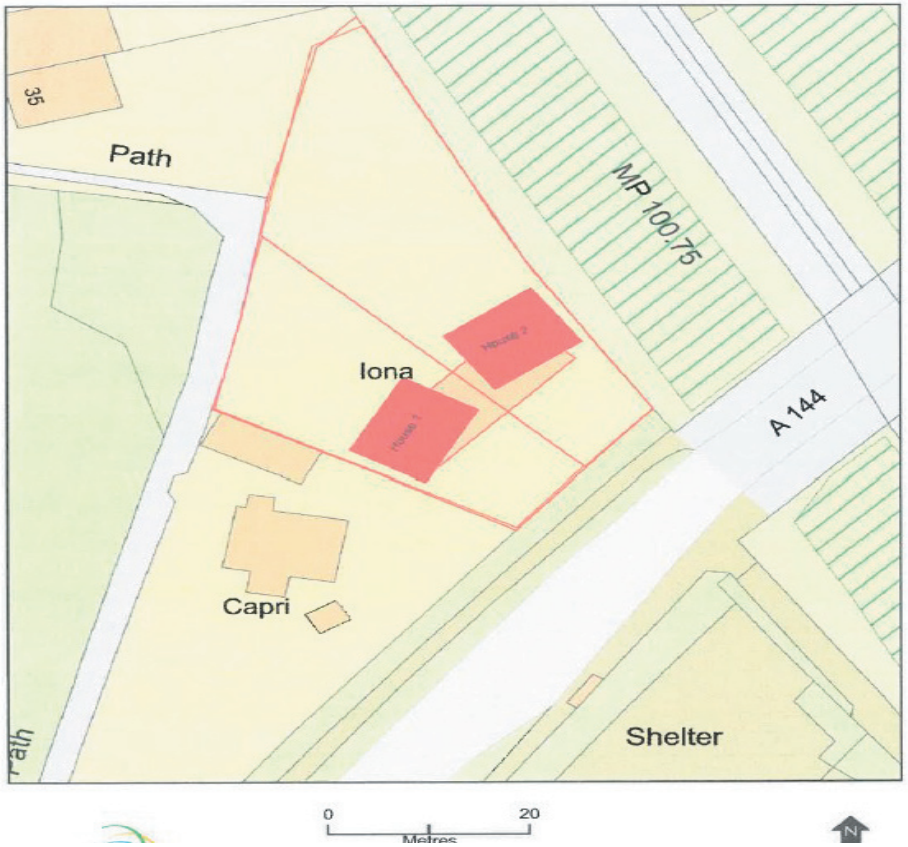
The property was built in the 1970's and is of 'non-standard' construction, but it does benefit from a large garden, therefore the owners have made initial enquires with planners and they might consider the re-development of the site to construct two spacious detached properties.

Outside

To the front of the property is a large shingle driveway which can accommodate several cars. The large private rear garden consists of paved and grassed areas with mature trees and shrubs. The overall plot measures approximately 1/3acre.

Location

Situated close to the town's 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.



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

Services
Night storage heating, mains electric, sewerage and water.

Local Authority:
East Suffolk Council
Tax Band: D
Postcode: IP19 8HL
EPC Rating: F

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 £300-325,000

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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