



63 Buxton Way,
Halesworth, Suffolk, IP19 8LG



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ESTATE AGENTS



This excellent and spacious two double bedroom detached bungalow, built by Hopkins Homes in 2023 sits on the edge of the development in this popular market town a short drive to the towns facilities.

Accommodation comprises:

- Entrance hallway
- Open plan kitchen/dining/sitting room
- Well fitted kitchen with many integrated appliances
- Large main bedroom with an en-suite shower room
- Further double bedroom
- Bathroom
- Long 23ft garage and plenty of parking
- Large well tended private rear garden
- A good amount of built-in storage cupboards and wardrobes
- Gas central heating and solar panels
- Double glazing throughout with some window blinds
- Balance of a 10 year NHBC Warranty available
- Offered with no onward chain, as it is a probate sale it will be sold as seen



The Property

This detached bungalow is offered in good condition and benefits from very light accommodation, gas central heating and solar panels. The front door opens into a hallway, a door on the right hand side is a large cupboard which contains the solar panel system with battery storage. The long hall also provides an airing cupboard with a radiator and has wood effect vinyl which is also fitted in the sitting room. The lovely light sitting/dining room has a large window overlooking the front aspect with patio doors with floor to ceiling windows to the rear and this room also opens into the kitchen. The kitchen is comprehensively fitted with white units to include an integrated washing machine, dishwasher, fridge and freezer, 'Neff' double oven and a gas hob with an extractor above and ceramic tiled flooring. This is also where the gas condensing boiler is sited. Off the hallway are two double bedrooms the main being a generous size with a good range of built in wardrobes and an en-suite shower room. A second bedroom to the front has a deep built-in cupboard. The bathroom is fitted with a bath with a hand held shower attachment, w.c. and hand basin.



Outside

The front garden is open plan and lawned with a shared shingled driveway with parking leading to the garage. The long brick single garage measures 23ft by 10ft with an up and over door and a personal door to the rear garden. Beside the bungalow a garden gate gives access to the rear garden with extensive paving running behind the bungalow, steps with sleepers planted with flowers and shrubs lead up to the well tended lawns and high timber fences on low brick walls planted with flower and shrub gives this lovely property a good deal of privacy. There is also a timber garden shed.

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
715 sq.ft. (66.4 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, Solar panels, Mains electric, sewerage and water.

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8LG

EPC Rating: B

Service charge :£132.32 for last year

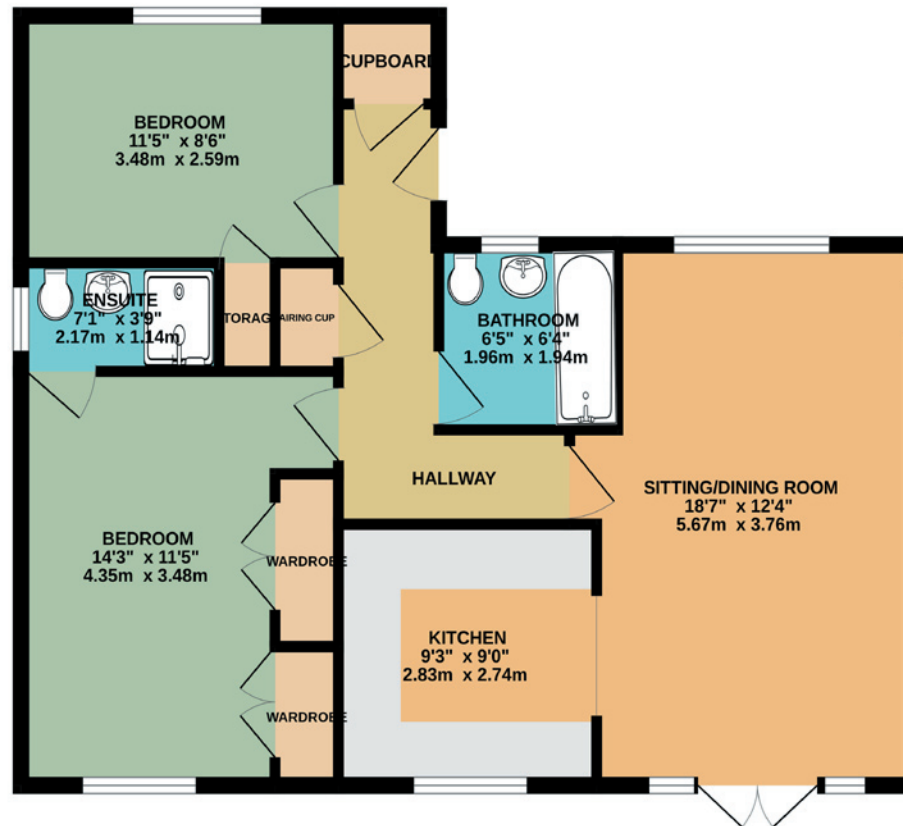
Agents Note

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: £350,000



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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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