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*Beechmast, Harrisons Lane,*  
Halesworth, Suffolk, IP19 8PX

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ESTATE AGENTS



This excellent and very spacious three bedroom detached bungalow sits on a plot of approximately 1/2 acre of immaculate landscaped gardens, having recently undergone a complete programme of refurbishment to a very high standard. Located in the town with a massive driveway, in a non-estate location.

Accommodation comprises:

- Entrance hallway
- Fabulous 26ft. open plan kitchen/dining/family room
- Superb fitted kitchen with Quartz worktops and many fitted appliances
- Large utility room
- Spacious sitting room
- Master bedroom with an en-suite shower room
- Two further double bedrooms
- Well appointed bathroom
- Attached garage with electric door
- Large mature well tended wrap around garden with extensive sandstone terracing and lawns, enclosed by newly erected fencing
- Summerhouse and workshop
- Huge gravelled parking area for multiple vehicles
- Gas central heating and two multi-fuel stoves
- Recently installed double glazing throughout with window blinds



### The Property

This large and exceptional detached bungalow is in immaculate condition, the owners have recently carried out a program of refurbishment with high end fixtures and fittings. The front door opens into a hallway, a door on the left hand side opens into the sitting room which overlooks the side and deep front garden. A lovely large room with a fireplace housing a multi-fuel stove. Off the hallway to the right, a door leads into the superb open plan kitchen/dining/family room, a lovely light room with large windows overlooking the front garden, another fireplace houses a multi-fuel stove and wood effect 'Karndean' flooring is fitted throughout this room, the hallways and bathrooms. The light grey stylish kitchen with its Quartz worktops include a filtered drinking water tap, integrated dishwasher, microwave/oven & electric oven, induction hob with an extractor over. Off this room is a utility room, which is a good size with direct access to the garage, front and rear garden, again well fitted with plumbing for washing/drying appliances and a water softener. The deep single attached garage is fitted with an electric roller door and this is also where the gas condensing boiler is sited. Leading off the sitting room and dining room, doors give access to a long inner hall which provides built-in cupboards - one is an airing cupboard, with all the bedrooms leading off. The main bedroom has been fitted with patio doors to the rear garden and a good range of built-in wardrobes, also an excellent en-suite shower room. There is also a family bathroom, both are fitted with high end sanitary ware, 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 rear garden, both with built-in wardrobes.



## Outside

Beechmast is set well back from the road by a deep lawned front garden with well planted flower beds and interspersed with young trees, entered through a five bar gate with laurel hedging and fencing. A neat shingled driveway with parking for multiple vehicles is found to one side with mature trees. Next to the garage, a garden gate gives access to the rear garden with extensive sandstone paving surrounding the bungalow, including an exceptionally large rear patio with a curved brick wall to access a further area of garden at the rear. There is also a timber workshop and a lovely summerhouse and outside lighting. The well tended lawns have been planted with flower and shrub beds. The plot amounts to approximately 1/2 acre with mature trees and hedges which gives this fantastic property a good deal of privacy.

## Location

Situated on the edge of the town but within walking distance of the town's 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.



1638 sq.ft. (152.2 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: D

Postcode: IP19 8PX

EPC Rating: C

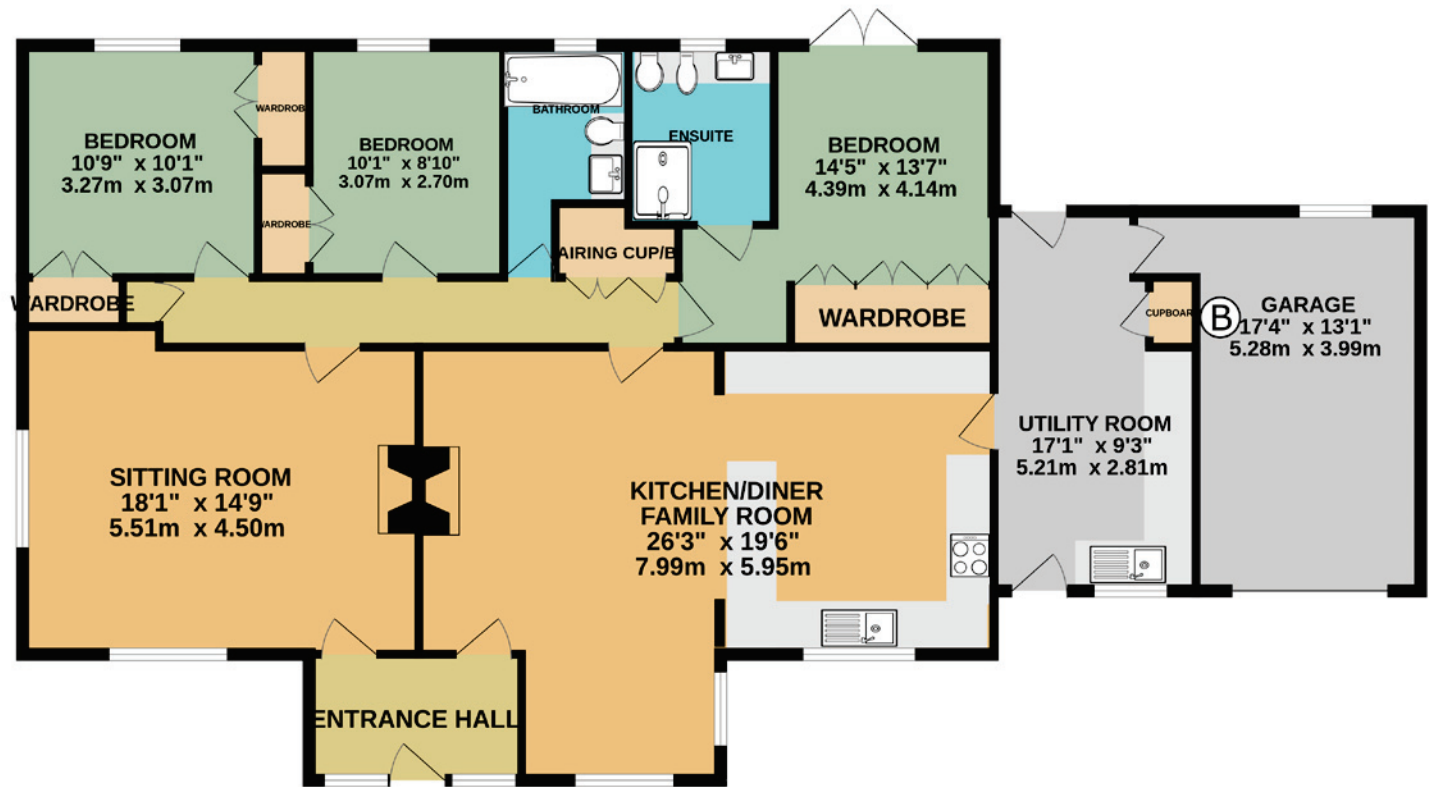
#### Agents Note

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 £570,000**



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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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