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The Avenue,
Halesworth, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Boasting a generous rear garden, driveway to front and a timber garage at the rear, this three bedroom terrace offers excellent value and longevity, situated in a highly convenient location, with the train station and town centre both less than half a miles walk. With a contemporary kitchen and sociable sitting / dining room, you can move straight in and enjoy, with plenty of scope for further personalisation over the years.

Accommodation comprises briefly:

- Entrance Porch
- Sitting/Dining Room
- Kitchen
- Ground Floor Bathroom
- Master Bedroom
- Two Further Bedrooms
- Generous Rear Garden
- Off Road Parking



Property

You are welcomed into the property via a useful entrance porch, providing the perfect space for coats and shoes before stepping into the impressive open-plan sitting and dining room. Neutrally decorated, this inviting living space features a stylish media wall with a flame-effect fireplace, inset spotlights and a useful understairs storage cupboard, creating a comfortable and contemporary setting for both relaxing and entertaining. To the rear of the property, a stylish and contemporary kitchen offers an excellent range of storage cupboards and generous worktop space, while enjoying pleasant views over the rear garden. Completing the ground floor is the family bathroom, fitted with a bath with shower above. Upstairs, the first floor offers three well-proportioned bedrooms off landing, with the primary bedroom offering fitted storage. A drop down ladder gives access to a carpeted loft, offering excellent storage and versatility.







Outside

Outside is where this home truly excels. With a brick weave driveway to the front, the generous, fully enclosed rear garden provides a wonderful space to relax, entertain and play. A patio area immediately adjoining the house is ideal for outdoor dining, while the remainder is predominantly laid to lawn, offering a blank canvas for buyers to personalise to their own taste. At the rear of the garden is a versatile garage/workshop with a decking area to the front; a great spot to catch the last of the evening sun. The garage is big enough to house a car, entered via a rear access road.

Location

Halesworth provides many independent shops, Primary 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. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: IP19 8JB

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The 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.

Guide Price: £200,000

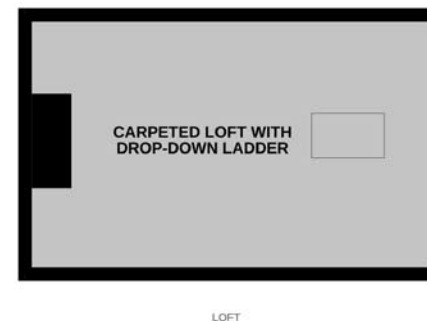
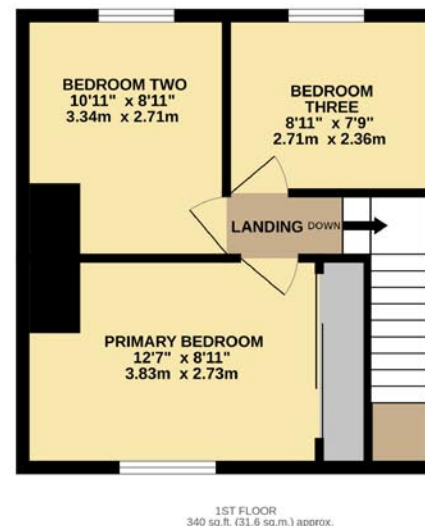
TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

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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GARAGE
213 sq.ft. (19.8 sq.m.) approx.

TIMBER GARAGE
18'1" x 11'10"
5.50m x 3.60m



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Halesworth 01986 888205

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www.muskermcintyre.co.uk

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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