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8 Park Road,
Halesworth, Suffolk IP19 8LA

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This wonderful semi-detached four bedroom family house has been thoughtfully extended to provide an exceptionally spacious and beautifully presented home. Situated in a popular residential area of the town.

Accommodation comprises briefly:

- Entrance hall
- Open plan kitchen/dining room and an excellent family room
- Sitting room with a wood burning stove
- Utility room and ground floor shower room
- Ground floor double bedroom and three first floor bedrooms
- Stylish first floor bathroom
- Good sized rear garden with a bike store and workshop
- Great outbuilding used as an entertaining space
- Driveway
- Gas central heating
- UPVC double glazed windows & doors



The Property

An entrance door opens into the hallway where stairs rise to the first floor. To the front is the sitting room with a fireplace housing a wood-burning stove with engineered oak flooring under foot which continues through the hall and the reception rooms at the rear. A ground floor double bedroom is also found at the front of the property. The excellent kitchen is fitted with cream units with oak worktops with a built-in dishwasher, ceramic hob, electric oven and a water softener. The kitchen opens into the dining room with further cupboards which also house the fridge and freezer. Leading off this room is a fabulous rear extension providing a large light family room with doors opening to the rear garden.

Off the kitchen an inner hall gives access to a large cupboard where the newly installed gas central heating boiler is sited. A stylish shower room provides a w.c., wash hand basin, heated towel rail and a large walk-in shower. Next a utility room with plenty of storage and plumbing for a washing machine gives outside access to the side. Off the first floor landing are two double bedrooms and a third single bedroom. Both doubles have built-in wardrobes. Another well appointed bathroom comprises of a bath with a shower over, wash hand basin with cupboards below, w.c. and a heated towel rail. The property is fully double glazed with gas central heating with a Hive thermostat.



Garden

A driveway to the front provides parking for several vehicles. The good sized rear garden is well tended to provide paved and decked areas immediately behind the house, there are established climbers and shrubs and a lawn with a further decked seating area. There is also an excellent large timber and fully insulated outbuilding which is currently used by the family as an entertaining room, but could easily be adapted for many uses such as a studio or office.

To the rear of the garden is another large timber bike store and workshop with access through to some vegetable beds.

Location

The property is situated a short walk to the town's facilities. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



Fixtures & Fittings

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

Services

Mains water, drainage and electricity.
Recently installed Gas central heating boiler which is a pressurised system.

Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 8LA

EPC: C

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.

Tenure

Vacant possession of the freehold will be given on completion.

Offers over: £350,000



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Harleston 01379 882535
Lodden 01508 521110

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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