



72 Dukes Drive,
Halesworth, Suffolk, IP19 8DR



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ESTATE AGENTS



This excellent extended two double bedroom semi-detached bungalow offers very well presented accommodation with a sitting/dining room, conservatory, stylish bathroom and well fitted kitchen with a large utility room.

Accommodation comprises:

- Entrance hallway
- Well fitted kitchen leading to a large utility
- Large light sitting room opening into a conservatory
- Two double bedrooms
- Stylish bathroom
- Garage and plenty of off road parking at the front of the property
- Good sized west facing rear garden
- Gas central heating
- Double glazing throughout
- Hard flooring's throughout much of the accommodation.
- Situated on a popular road on the edge of town



The Property

This bungalow is offered in excellent condition and benefits from very light and well planned accommodation. The front porch opens into a hallway, with wood effect flooring which is also found underfoot in the sitting room and conservatory. The hall leads to the large living room with a window and patio doors to the rear leading into the conservatory. This is a very useful good sized room opening out to the rear garden. The kitchen is comprehensively fitted with cream wall and base cupboards with solid wood work-tops with a built-in double electric oven and a gas hob with an extractor over and ceramic tiled flooring. Off the kitchen to the side is a large utility room with matching units and wood work-tops with a butler sink. Doors give access to the front and rear garden. To the front of the bungalow are two good double bedrooms, the main being a generous size. The stylish bathroom is fitted with an L-shaped bath with a shower over, wash basin and w.c. with ceramic tiled flooring, part-tiled walls and a heated towel rail. The bungalow also benefits from a gas central heating combi boiler and upvc double glazing throughout.



Outside

To the front of the property is a concrete driveway leading to a single garage and a further area for parking. A side gate with access through the utility room leads to the good sized lawned rear garden which is west facing mainly lawned with a paved patio area and mature trees and shrubs. A decked area is to the rear of the utility room.

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.



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: C

Postcode: IP19 8DR

EPC Rating: D

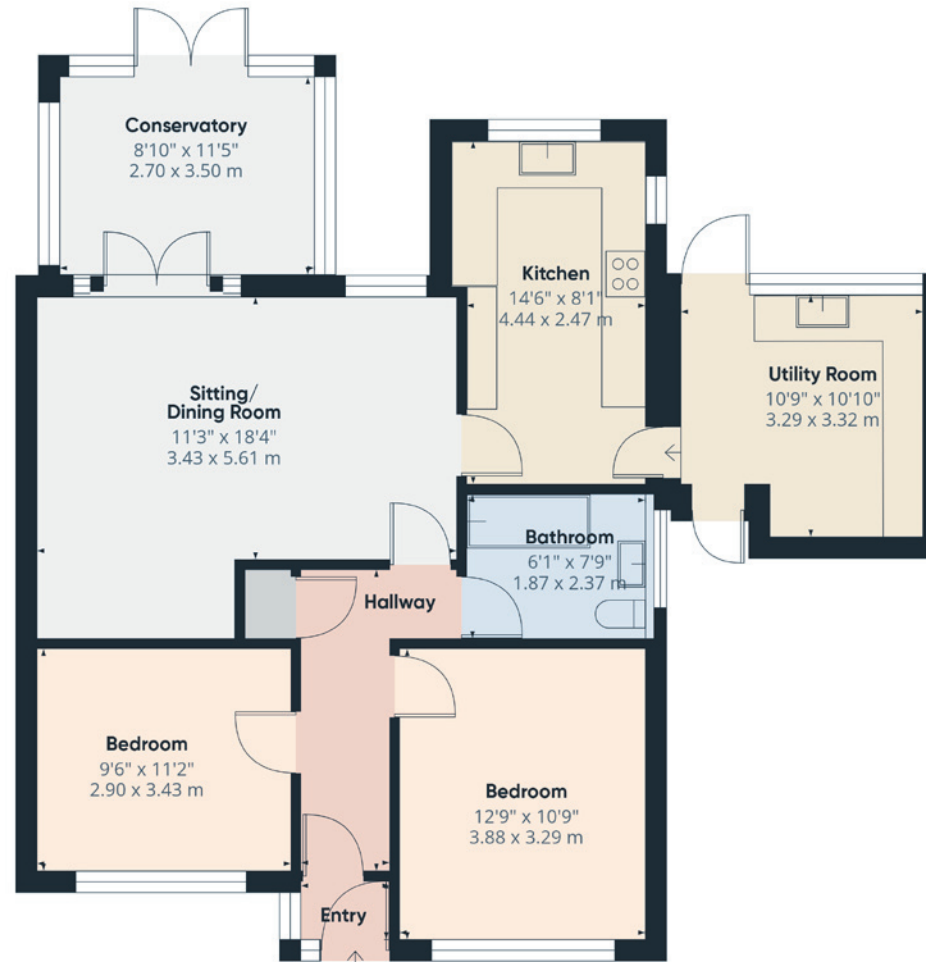
Agents Note

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: £295,000



Approximate total area^m
973 ft²
90.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888205

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Bungay 01986 888160

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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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