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*61 Bramblewood Way,*  
Halesworth, Suffolk IP19 8JT

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



Southwold - 9 miles  
Norwich - 26 miles

This recently re-decorated semi-detached three bedroom family home is tucked away at the end of the cul-de-sac and benefits from a garage en-bloc close-by and a nice sized garden. Located close to the station, a short walk to all the town's facilities. Offered chain free.

Accommodation comprises briefly:

- Entrance lobby
- Sitting room
- Small conservatory
- Kitchen/diner
- Bathroom
- Two double bedrooms
- Single bedroom
- Private rear garden
- Gas central heating
- UPVC double glazed windows and doors
- Single garage with parking
- Good first time buyers or family home



### The Property

A front door opens into a hall, where stairs rise to the first floor and a door to the sitting room, a window overlooks the front of the property. There is an understair cupboard and an archway to the kitchen. The kitchen consisting of wood effect wall and base cupboards, a ceramic hob and a built-in electric double oven and fridge/freezer, with space for a washing machine. The gas Baxi central heating boiler is wall mounted here. Patio doors to the rear opens onto the small conservatory with sliding doors to the rear garden. Off the first floor landing are three bedrooms, the main double bedroom offers plenty of storage with a mirror fronted built-in wardrobe. There is a further double bedroom found at the rear and a small single room with a built-in cupboard. The bathroom comprises of a bath and a hand basin and a w.c. and a shaver point.

This property is perfect for a family or for first time buyers and very convenient for the station.



## Garden

To the front is a small open plan garden and to the side is a garden gate giving access to the rear garden, which is enclosed providing plenty of privacy, with trees surrounding the garden to the side and rear. Mainly lawned with a raised vegetable bed and a timber shed. The property is accessed by car through a covered block of garages and no.23 owns the single garage with parking which is nearest to the house.

## Location

The property is situated close to the train station and 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. The town has a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



### Fixtures & 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 water, drainage and electricity.

### Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP19 8JT

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.

**Guide price: £215,000**



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160  
Harleston 01379 882535  
Loddon 01508 521110

[www.muskermcintyre.co.uk](http://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.



HALESWORTH OFFICE  
15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH

Tel. 01986 888205  
halesworth@muskermcintyre.co.uk