



MM

85a Chediston Street,  
Halesworth, Suffolk

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Southwold - 9 Miles  
Norwich - 24 Miles

Once known as 'The Golden Ball Public House' this period three bedroom house is positioned in arguably one of the prettiest streets in the town. There is also an excellent self-contained detached annex situated in the attractive, long rear garden which runs down to the river.

Accommodation comprises briefly:

- Spacious Hallway
- Two Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom
- Three First Floor Bedrooms
- Family Shower Room
- Large Attic Room & Walk-in Cupboard
- Detached Self-Contained Annex with a Wood Burning Stove
- Attractive Well Planted Mature Rear Garden
- Gas Central Heating with 'Antique style' Radiators
- A Short Stroll to The Thoroughfare
- Residents Permit Parking for Two Cars
- Sash Windows & Pine Doors Throughout

## Chediston Street, Halesworth, Suffolk



### The Property

This mid terrace period house is full of charm and period features with two reception rooms, both with cast iron fireplaces a kitchen/breakfast room with a part pine panelled pitched roof and overlooks the rear garden. Off the kitchen is a cloakroom and a pantry cupboard housing the gas central heating boiler. Off the first floor landing are three bedrooms and a spacious shower room with a corner shower cubicle, w.c., and wash hand basin. A further staircase take us up to a good sized attic room with a large cupboard. There are also several attractive stained glass windows, antique style radiators and pine doors some of which are pocket doors, which are fully retractable.







## Outside

Set in the attractive rear garden is the self-contained brick annex which has a pitched roof with a storage area, fitted with a range of kitchen cupboards, sink unit with water softener & electric water heater. There is a wet room with an electric shower, w.c. and hand basin and a heated towel rail, heating is via electric programmable heaters and a stylish 'Hwam' wood-burning stove. To the rear of the house and to the front of the annex are paved terraces. The fantastic garden is a haven for wildlife and runs down to the river and is well stocked with shrubs and trees, some unusual specimens, bamboo, flowers and trellis with climbers and vines. There are also two garden sheds a greenhouse and a wildlife pond, outside lighting, power socket and a water tap. A garden gate gives the owners pedestrian access to the rear of no. 86 and two residents parking permits for Chediston Street.

## Location

Chediston Street is a short stroll to the Thoroughfare. Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is close by and used as a theatre, cinema, exhibitions and workshops. Within the town is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.





## Fixtures & Fittings

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

## Services

Gas central heating. Mains water, electricity and drainage connected. Fibre optic broadband 100mb speed

## Local Authority

East Suffolk District Council

Tax Bands: A and C

Postcode: IP19 8BJ

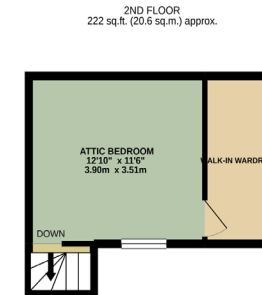
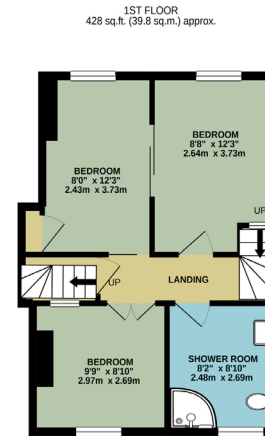
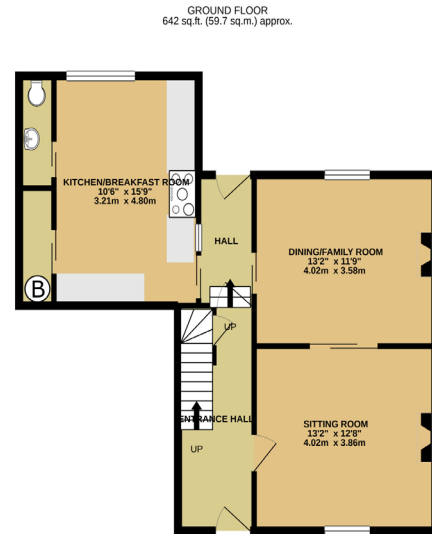
EPC : tba

## 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.



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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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