



45 Andrew Johnston Way,
Halesworth, Suffolk IP19 8SB



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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

Sitting in an elevated corner plot with views across the town from the first floor, this extremely well presented, three bedroom chalet style house has been through a program of refurbishment by the current owner. The property is also, only a short walk to the town's thoroughfare.

Accommodation comprises briefly:

- Useful entrance porch and spacious entrance hall
- Cloakroom
- Sleek and well-fitted kitchen with many built-in appliances
- Dining room/snug overlooking the rear garden
- Large, very light sitting room
- Three Bedrooms, the master being a good size and all with built-in wardrobes
- First floor bathroom
- Gas Central Heating
- Detached Garage with Electric door with a separate attached utility room
- Block Paved Driveway for Plenty of Parking
- Gardens to three sides
- Views over the town from the first floor
- Light and well presented accommodation
- Double Glazed Throughout



The Property

To the side of the property is a useful long porch with two doors giving access to both the entrance hall and the kitchen. A spacious hallway with double doors leads into a lovely light sitting room situated at the front of the property, with a large box bay window overlooking the front garden. The sleek white kitchen has been re-fitted providing an induction hob with ceramic extractor over, built-in electric oven and separate microwave. There is also also an integrated dishwasher, washing machine, fridge and freezer. This stylish kitchen also has a pull out larder cupboard, corner carousel, pan drawers and waste bin within.

There is cloakroom to the rear of the hall with storage under the stairs.

Off the landing are three bedrooms, all have built-in wardrobes and storage with the main bedroom at the front of the property being a generous double. The rear bedrooms enjoy excellent views across the town and beyond. The bathroom is fully tiled with a heated towel rail and has a bath with a shower over, w.c. and a wash basin. The airing cupboard on the landing houses the gas combi boiler for central heating and hot water. There is a boarded attic with a ladder and further eve storage off the smallest bedroom.

The current owner has replaced all of the windows with UPVC double glazed units, new doors and the central heating boiler which makes this property ready to move straight into.



Garden

There are wrap around gardens on three sides of the house, a deep lawn contained by railings, runs from the front around to the side where there is a block paved driveway allowing parking for several cars. The brick detached single garage has power and light connected and fitted with a remote controlled electric door. To the rear of the garage and accessed by its own door is a utility room. Brick walls contain an area of private garden with paved paths and patio planted with flower beds. To the rear is another private lawned area contained by panel fencing with a timber garden shed.

Location

The property is located in the market town of Halesworth, close to the centre. 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 at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.

Fixtures & Fittings

Some fixtures and fittings including some blinds are included in the sale, some may be available in addition, subject to separate negotiation.

Services

Gas-fired combi boiler for central heating and hot water. Mains water, electric and sewerage

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8SB

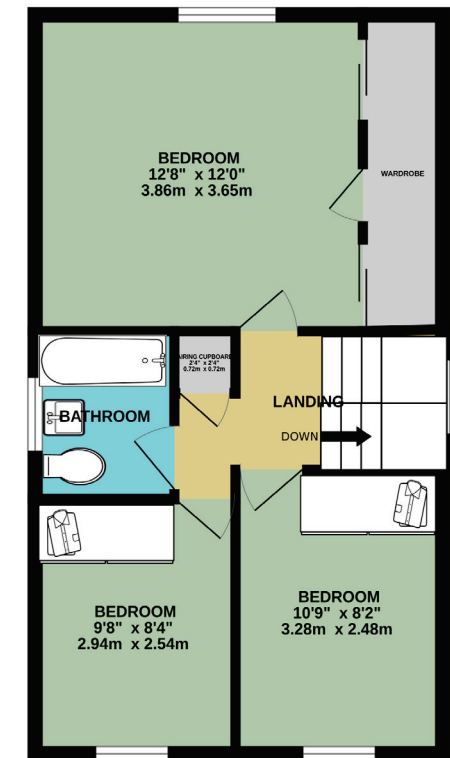
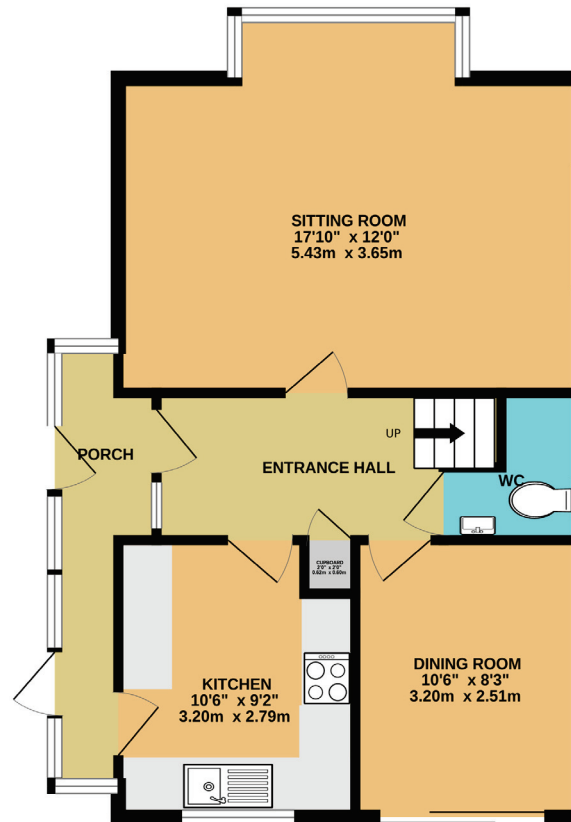
Agents Note

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 £378,000



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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.

To arrange a viewing, please call 01986 888205

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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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