



26 Aldergrove close,
Halesworth, Suffolk, IP19 8TB



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ESTATE AGENTS

A well maintained and good sized three bedroom detached bungalow located in a cul-de-sac, a short walk to the town centre. Benefits include- triple glazed windows and an attractive low maintenance rear garden.

Accommodation comprises briefly:

- Entrance hall
- Large sitting/dining room
- Kitchen
- Conservatory
- Three bedrooms with en-suite shower room to master and family bathroom
- Gas fired central heating
- Re-fitted triple glazed windows, upvc barge boards and soffits
- Garage and plenty of driveway parking
- Cul-de-sac location - close to shops
- Deep lawned front and attractive paved and terraced rear garden



Property

The front door opens into an entrance hall where two double bedrooms can be found overlooking the front garden, the master has built-in wardrobes and an en-suite shower room. bathroom and sitting/dining room. The kitchen offers a good range of wall and floor mounted storage units with worktop along with space within for a washing machine and a built-in double electric oven and gas hob. Off the long hall is a further bedroom which the owners have used as an office and a family bathroom comprising off a bath, toilet and wash basin. At the rear of the property is a large sitting room with a dining area which has a feature fireplace housing an electric fire and patio doors open into a conservatory where you can sit and enjoy the private attractive rear garden. The property has been owned by the same vendors from new and has been well maintained and offers a very spacious and comfortable home close to the towns facilities.







Outside

The generous frontage is laid to a lawn with a long gravel driveway leading to the single attached garage, with an up and over door and a personal door to the rear garden. A garden gate to the other side also gives access to the rear south facing garden, this is well tended with a large expanse or paved terrace with raised beds to the rear. The raised beds are beautifully planted with flowers, shrubs and trees and provide a Private garden enclosed by panel fencing. There also two timber garden sheds behind the garage.

Location

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 used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes drive away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. The fridge/freezer, washing machine and tumble dryer are all up for negotiation.

Services

Gas central heating. All mains connected.
Energy Rating: tba

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: IP19 8TB

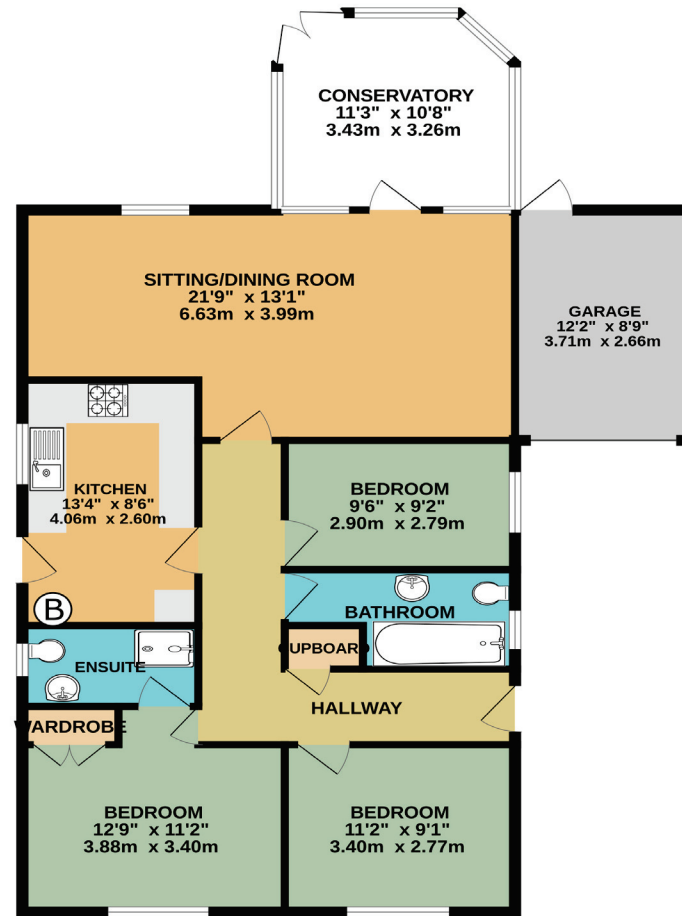
Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £415,000



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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.