

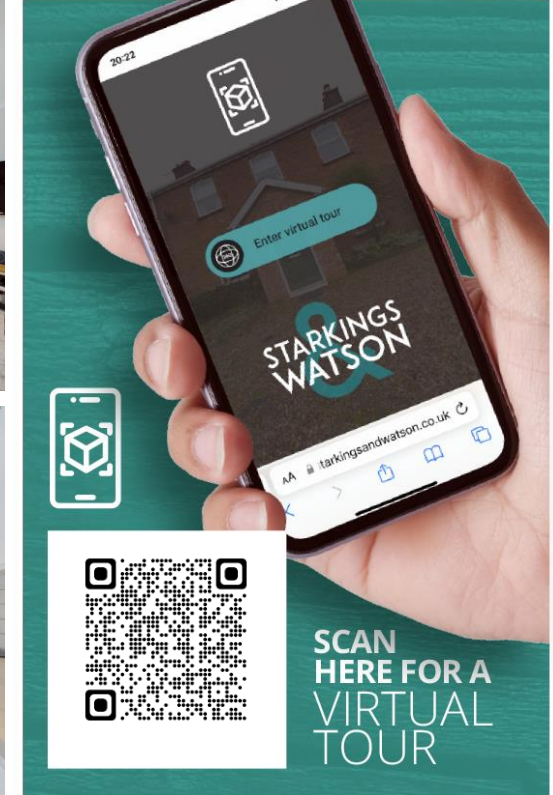
MILL COMMON

Westhall, Halesworth IP19 8RQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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- End Terrace Home
- Extended & Renovated
- Presented In Immaculate Order
- Sitting Room with Fireplace
- Open Plan Kitchen/Dining Room with Utility Space
- Three Generous Bedrooms & Two Bathrooms
- Private Front & Rear Gardens
- Driveway & Double Garage

IN SUMMARY

Found within the POPULAR and SEMI-RURAL VILLAGE of WESTHALL - striking distance of the SUFFOLK COAST, HALESWORTH and BECCLES, is this IMMACULATE PRESENTED END TERRACE FAMILY HOME. The property has been RENOVATED ENTIRELY and EXTENDED by the current owners to include items such as a NEW BOILER and CENTRAL HEATING, NEW ELECTRICS, NEW uPVC DOUBLE GLAZING and DOORS, sitting room with INSET WOOD-BURNER, OPEN PLAN KITCHEN/DINING/UTILITY ROOM, TWO HIGH SPECIFICATION BATHROOMS and THREE AMPLE DOUBLE BEDROOMS. Externally, there are LANDSCAPED lawned and private gardens to the front and rear as well as AMPLE DRIVEWAY PARKING, and to the rear you will find a DETACHED DOUBLE GARAGE with ELECTRIC ROLLER DOOR. The property is presented in immaculate condition and is certainly ready to be moved straight into.

SETTING THE SCENE

Approached via a shingled driveway providing ample driveway parking to the front as well as landscaped front lawned gardens, there is a pathway leading to the main entrance door via a useful porch entrance. You will find a

secure side gate providing access to the side and rear garden, whilst to the side of the driveway you will find a shared access for the terrace row leading to a shared parking area and within the shared parking area there is access to the detached double garage and further parking.

THE GRAND TOUR

Entering through the main entrance porch to the front providing useful space for shoes and coats, this in turn leads to the main sitting room. The beautifully presented sitting room offers an inset wood-burner as well as access to the first-floor landing. Beyond is the open plan kitchen/dining room with utility space. The sleek and modern fitted kitchen offers space for a dishwasher and fridge/freezer as well as integrated double electric oven and hob with extractor fan over with the room being fully tiled. The kitchen gives access to the rear garden via double doors and the dining space provides ample space for the dining table as well as built-in storage cupboard. There is then a useful utility area with space for white goods and high-level storage leading to the downstairs shower room. Leading up to the first-floor landing there is loft hatch access as well as three double bedrooms. The main bedroom is found to the rear overlooking the rear garden with plenty of space for bedroom furniture and the other two bedrooms are located to the front. The main family bathroom is a luxurious space with separate bath and shower with rainfall shower room as well as being fully tiled. The property having been fully renovated offers newly fitted uPVC double glazing, oil fired central heating system and fibre optic broadband also as well as CCTV system.



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THE GREAT OUTDOORS

The landscaped rear garden has been well kept and is mainly laid to lawn with enclosed timber fencing surrounding. The garden spans around the side as well providing access to the front driveway. From the rear garden there is gated access to the shared parking area to the rear leading to the detached double garage which offers an electric roller door and power and light.

OUT & ABOUT

The property is located within the quiet village of Westhall, a small rural village which benefits from a number of amenities including the popular community run pub and the village hall. The nearby town of Halesworth provides many independent shops, a good 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 at Brampton (2 miles away) and also Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are just a twenty minute drive away.

FIND US

Postcode : IP19 8RQ

What3Words : ///riverside.chosen.euphoric

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property has a telephone pole within the front garden for which a way-leave payment is made on a yearly basis to the owners.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1030.23 ft²

95.71 m²

HYBRID ESTATE AGENTS

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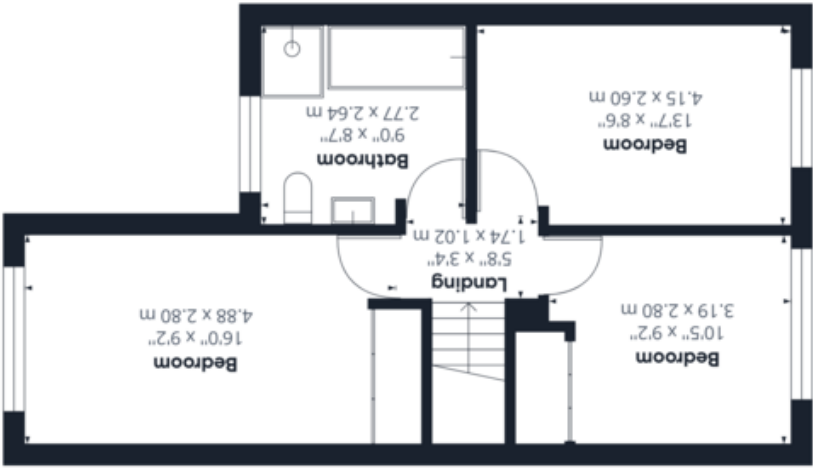
Ground Floor



The Ground Floor plan shows a layout with the following rooms and dimensions:

- Sitting Room: 11'3" x 17'11" (3.43 x 5.48 m)
- Dining Area: 14'4" x 12'0" (4.39 x 3.67 m)
- Kitchen: 17'0" x 9'1" (5.19 x 2.79 m)
- Shower Room: 5'7" x 6'1" (1.72 x 1.86 m)
- Entrance: 3'6" x 6'9" (1.09 x 2.08 m)

Floor 1



The Floor 1 plan shows a layout with the following rooms and dimensions:

- Bedroom: 10'5" x 9'2" (3.19 x 2.80 m)
- Bedroom: 13'7" x 8'6" (4.15 x 2.60 m)
- Bedroom: 16'0" x 9'2" (4.88 x 2.80 m)
- Bathroom: 9'0" x 8'7" (2.77 x 2.64 m)
- Landing: 5'8" x 3'4" (1.74 x 1.02 m)

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