

HALESWORTH ROAD

**Linstead, Halesworth IP19 0LB**

Freehold | Energy Efficiency Rating : TBC

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

**FOR SALE**  
**PROPERTY**

A hand holding a smartphone that displays the Starkings & Watson virtual tour app. The screen shows a dark interface with a house icon, a button that says "Enter virtual tour", and the company logo. Below the phone is a QR code and the text "SCAN HERE FOR A VIRTUAL TOUR".

20:22

Enter virtual tour

STARKINGS & WATSON

tarkingsandwatson.co.uk

SCAN HERE FOR A VIRTUAL TOUR



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS & WATSON**

- Brand New Detached Bungalow
- Rural Setting with Field Views
- 10 Min Drive to Halesworth/30 Min to Southwold
- High Specification & Bespoke Finish
- Open Plan Living
- Kitchen with Neff Appliances & Quartz Surfaces
- Up to Four Bedrooms
- Landscaped Gardens & Potential for Cart Lodge

#### IN SUMMARY

This BRAND NEW high specification DETACHED BUNGALOW is under construction, due for completion AUGUST 2023. SURROUNDED by OPEN FIELDS, and with EVERY DETAIL CONSIDERED, there is POTENTIAL to take the build further, with ATTIC TRUSSES installed for further accommodation if needed. Measuring around 1800 Sq. ft (stms), the LAYOUT is PREDOMINANTLY OPEN PLAN, with potential for THREE or FOUR BEDROOMS depending on how many reception rooms are needed. With an ENTRANCE LOBBY and WC at the front door, a bedroom or formal SITTING ROOM can be found opposite, with an opening to the KITCHEN/DINING and FAMILY SPACE - with BI-FOLDING DOORS to the garden, NEFF APPLIANCES and QUARTZ work surfaces. The UTILITY and PLANT ROOM will keep the build neat, whilst three further bedrooms including the main bedroom with DRESSING ROOM and EN SUITE, along with the family bathroom lead off the inner hall. Fully LANDSCAPED GARDENS will include GARDEN BRICK WALLS, patio areas and areas of lawn.

#### SETTING THE SCENE

The property enjoys a rural setting on the fringes of Halesworth, with field views and great access to Harleston, Halesworth and Southwold. The plot is being fully landscaped, with boundaries installed as the build progresses, keeping in view the undulating fields beyond.

#### THE GRAND TOUR

Underfloor heating powered via an air source heat pump and solar array can be found throughout. Starting with wood flooring laid to the entrance hall, doors will lead off to the cloakroom with a two-piece suite including chrome fittings, tiled splash back and Karndean flooring. The adjacent sitting room can also be a bedroom, with dual aspect window and fitted carpet. An opening off the entrance hall leads into the open plan kitchen, dining and family space - all finished with wood flooring, under floor heating and two sets of bi-folding doors onto the garden. The kitchen is a Howdens Fairford Range, with solid units and a choice of colour, Quartz work-surfaces and up-stands, and a range of Neff appliances including a twin hide and slide single ovens, induction Hob, extractor fan, integrated dishwasher, and fridge/freezer. A sink unit with tap and incorporated slide out bins will also be in place. The utility room leads off, with Quartz work-surfaces and up-stands, matching range of units as per the kitchen specification, sink with tap, Monarch water softener and space for a washing machine and tumble dryer. The plant room will lead off the utility room housing all the workings of the heating and hot water systems. The inner hall is carpeted, and leads to three bedrooms, all with carpet included. The family bathroom will include Karndean flooring, a bath and bath panel with a mixer shower tap, shower tray with



To arrange an accompanied viewing please call our Bungay Office on **01986 490590**



8mm glass sliding screen and shower Aqua-boards to three walls, vanity unit with a work surface, sink and splash backs, W.C along with an illuminated mirror. The main bedroom will include a carpeted dressing area and en suite with Karndean flooring, including a shower tray and 8mm glass sliding screen., Aqua-board splash backs to three walls, W.C, vanity unit with a work surface, sink and splash backs, along with an illuminated mirror.

#### THE GREAT OUTDOORS

Fully landscaped gardens will be created with areas of lawn, patio area and paths, and garden brick walls. Potential exists for a twin bay cart lodge, with the car charging point already due to be installed.

#### OUT & ABOUT

The property is located within the rural village of Linstead close to the market towns of Harleston and Halesworth. The closest local amenities can be found within the village of Fressingfield which has two pubs/restaurant and an excellent Village Shop. Situated approximately 14 miles east of Diss which offers high speed rail services to London and is just a 30-minute drive from the popular coast at Southwold. Linstead is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.

#### FIND US

Postcode : IP19 0LB

What3Words : ///cheer.harmonica.bolt

#### AGENTS NOTE

Some of the finer details include an intruder alarm, dimmable spot-lights to the sitting and kitchen areas, along with the utility and main bedroom, composite doors and Aluminium bi-folding doors, all walls and ceilings will be plastered and painted, underfloor heating throughout, private sewerage treatment plant, choice of oak wood or painted doors. Potential buyers at an early stage may wish to consider the 65m2 of extra space created with the attic trusses, along with the creation of a cart lodge, subject to planning and agreed costs.

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Approx. Gross Internal Floor Area 1805 sq. ft / 167.78 sq. m

Ground Floor  
Approximate Floor Area  
1805 sq. ft  
(167.78 sq. m)

