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FOR SALE  
01493 88215

*25 Gainsborough Drive,*  
Halesworth, Suffolk

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ESTATE AGENTS



**A well presented two bedroom semi-detached bungalow with a conservatory overlooking the attractive rear garden, also a garage and plenty of driveway parking. Within walking distance of the town centre.**

**Accommodation comprises briefly:**

- Hallway
- Sitting room/dining room
- Well fitted kitchen
- Conservatory
- Two bedrooms
- Gas central heating
- Bathroom
- Attractive good size garden
- Garage
- Driveway parking for 3 cars
- Cul-de-sac location
- Upvc Double Glazed throughout



**The Property**

An entrance door to the side of the property opens into a hall where there is a useful cupboard. The sitting room is a good size with sliding patio doors to the rear which takes you into the conservatory, this is a upvc double glazed construction and a lovely addition to sit in and enjoy the pretty rear garden. A doorway off the sitting room leads into the kitchen which provides a good range of wall and base cupboards with a built-in gas hob and electric cooker and plumbing for a washing machine. The two bedrooms are to the front of the property, a single room and a double room with a large wardrobe. The bathroom is fitted with a bath with a shower over, w.c and a wash hand basin. This excellent property is offered in very good order and situated in a cul-de-sac and within walking distance to the town's shops.





## Outside

A long drive provides ample parking and leads to a single brick garage and runs beside the property with an up and over door to the front. A further door in the garage leads into the garden. The front garden is edged with hedging with a shingled area and lawned with shrubs. Next to the garage, a gate gives access to the lovely rear garden which is a good size and contained by panel fencing. There is an attractive shingled area beside the conservatory planted with shrubs and flowers and the lawn is edged with flowers and shrub borders, to the rear is a timber garden shed.

## 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.

## Services

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

## Local Authority:

East Suffolk Council  
Tax Band: B  
Postcode: IP19 8TL

## Tenure

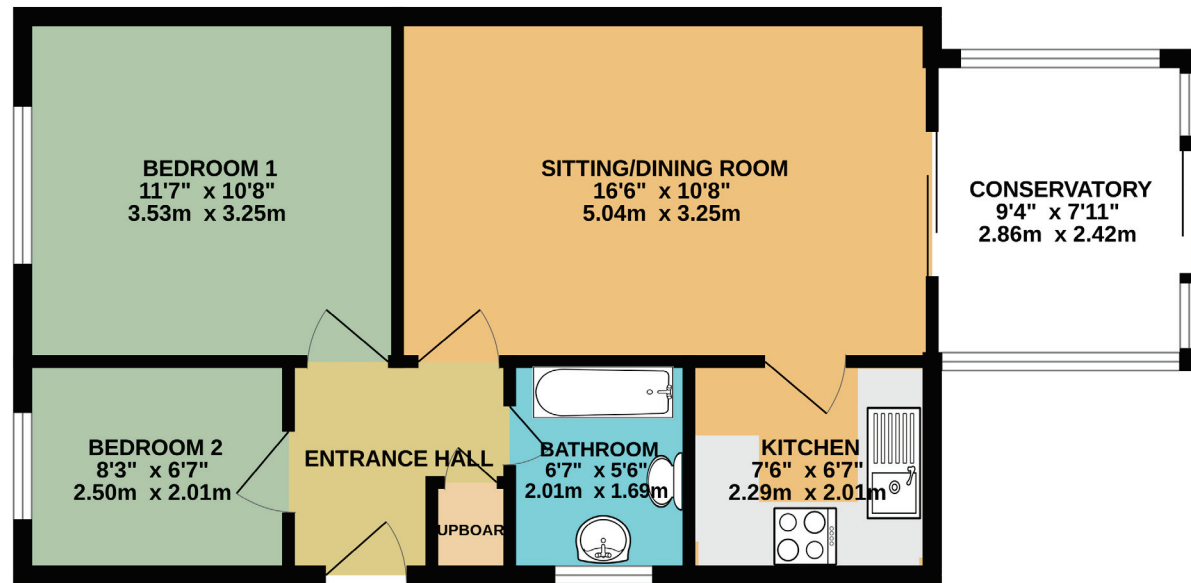
Vacant possession of the freehold will be given upon completion.

## 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: £225,000**

## GROUND FLOOR 560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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.  
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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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