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1 Fenn Close,
Halesworth, Suffolk IP19 8LD

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**MUSKER
McINTYRE**
ESTATE AGENTS

A well presented two double bedroom bungalow, situated on a good sized corner plot in an elevated position with light and spacious accommodation. Offered chain free.

Accommodation comprises briefly:

- Entrance porch
- Spacious Hallway
- Large light sitting/dining room
- Conservatory
- Kitchen
- Two double bedrooms
- Well appointed shower room
- Large garden
- Detached single garage
- Gas central heating
- Double glazed
- Newly fitted carpets and recently re-decorated throughout



Property

A front entrance porch opens into a good sized entrance hall where there are two built-in cupboards and a glass partition to the sitting room. Both good sized double bedrooms are to the front of the bungalow and overlook the close with large windows which provide plenty of light. The shower room provides a w.c. a hand basin fitted into a range of high gloss cupboards and a heated towel rail. The floor and walls have ceramic tiling. The gas combination boiler is housed within a cupboard with slatted shelving. The spacious sitting/dining room overlooks the rear garden with plenty of light from two floor to ceiling windows. A sliding door opens into the kitchen which is fitted with a range of wall and base cupboards, a freestanding electric cooker and plumbing for a washing machine. Laminated flooring is laid and runs through to the conservatory with is joined to the side. This rooms is constructed of upvc double glazing on a brick base and is perfect to sit and enjoy the private rear garden.

This delightful light and spacious bungalow sits in an elevated position on a generous corner plot and has recently been re-decorated and has newly fitted carpets.



Outside

To the front is a concrete drive leading to a detached single brick garage located to the side of the property. The front lawned garden leads up to the front entrance door and two garden gates give access to the enclosed garden. The rear garden is a generous size and could provide a buyer plenty of space to extend the property. The mainly lawned garden is contained by high hedges with shrub and flower beds. Next to the conservatory is a paved area and a concrete area which gives access to a door to the rear of the garage.

Location

The property is within walking distance of both the town's facilities and rural walks. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute 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 District Council

Tax Band: C

Postcode: IP19 8LD

Tenure

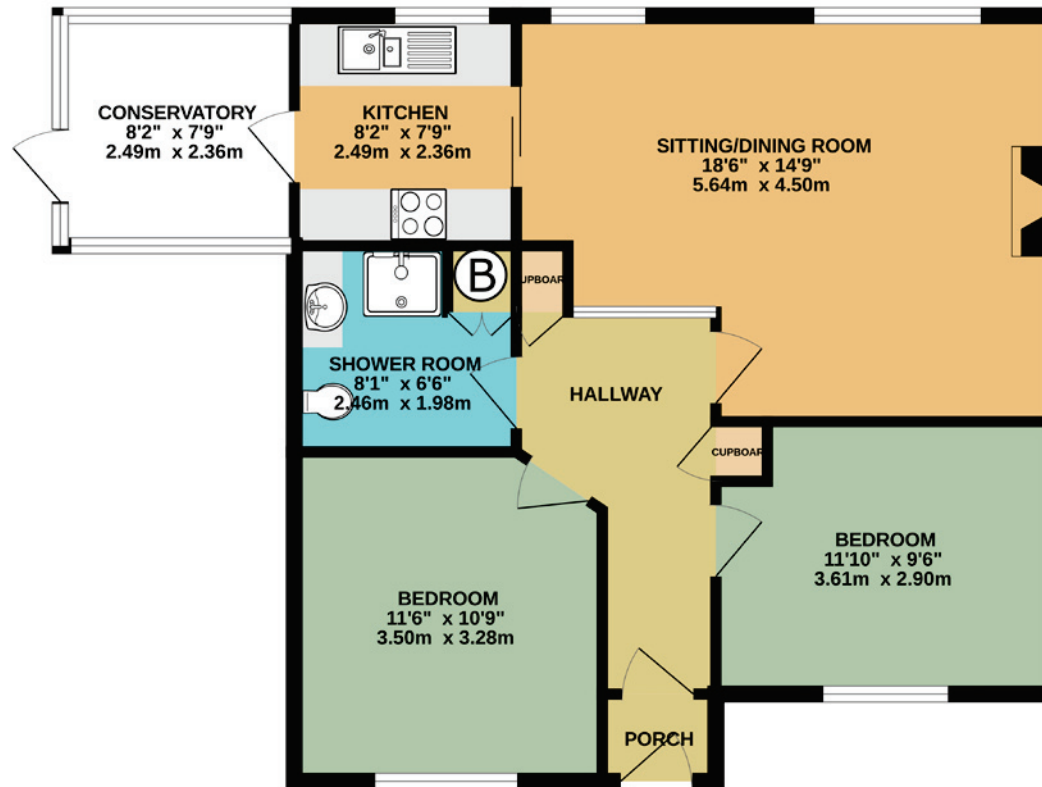
Vacant possession of the freehold will be given upon completion.

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.

Offers over: £280,000

GROUND FLOOR
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 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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