



9 Mill Hill Drive
Halesworth, Suffolk IP19 8DB



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ESTATE AGENTS

An extremely well presented two double bedroom 'in-linked' bungalow, which is a real surprise with its spacious and open plan light accommodation. Situated within walking distance of the town's facilities.

Accommodation comprises briefly:

- Entrance lobby
- Spacious Hallway
- Large light sitting/dining room opening into a stylish kitchen
- Open plan second reception room overlooking the rear garden
- Utility room
- Two double bedrooms
- Shower room & en-suite bathroom
- Good sized private garden
- Attached single garage & parking
- Gas central heating
- Double glazed



Property

A front entrance lobby opens into a good sized entrance hall, to the front is good sized double bedroom with a range of storage and a deep window fitted with shutters. The shower room provides a w.c. a hand basin and a corner shower cubicle. The second spacious double bedroom is to the rear and overlooks the garden. This room also has the benefit of well appointed en-suite bathroom and both are fully tiled. This lovely property has been re-designed by the current owner and now provides a spacious and open plan kitchen and reception rooms. The kitchen is fitted with high gloss white cupboards, a double oven and a gas hob and looks into the sitting/dining room, then opens into another reception room which overlooks the rear garden with plenty of light from two floor to ceiling windows and sliding door opens into the rear garden. There is a useful utility room at the rear with a cupboard housing the gas combination boiler.

This delightful light and spacious bungalow sits in a corner position at the bottom of the close and is within walking distance of the town's facilities.



Outside

To the front is a concrete drive leading to a single attached garage located to the side of the property with patio doors to the rear. The rear garden a good size and is very private, enclosed with hedges and timber fencing. There is a lawned area with a garden pond and a large paved area with shingle beds planted with shrubs

Location

The property is within walking distance of both the town's facilities. 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.

GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.

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: tba

Local Authority:

East Suffolk District Council

Tax Band: B

Postcode: IP19 8DB

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: £285,000



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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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To arrange a viewing, please call 01986 888205

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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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