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29 Norwich Road
Halesworth, Suffolk IP19 8BX

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ESTATE AGENTS

A semi-detached house situated just off the Thoroughfare and close to the train station, this unusual house would appeal to a creative buyer looking for something different with its bespoke vintage style interior.

Accommodation comprises briefly:

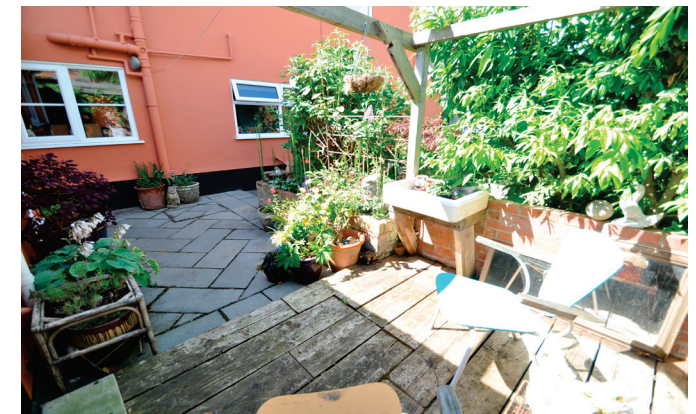
- Sitting room
- Dining room
- Bespoke Kitchen
- Open plan reception rooms
- Stripped pine flooring
- Double bedroom
- Box room
- Shower room

- Gas central heating
- Double glazed
- Pretty courtyard garden



Property

A front entrance door opens into the sitting room with stripped pine flooring which is laid throughout the ground floor. There is a fireplace which could be opened up or lined to have a wood-burning stove installed. The sitting room opens into the dining room which has a window to the rear and a cupboard housing the gas central heating boiler (installed in 2020). The open plan ground floor accommodation then leads into the kitchen at the rear. This hand made kitchen has been created using recycled timber with cooper doors, some with attractive stained glass. A butler sink is set in a concrete work-surface and there are further marble tops. A floor to ceiling cupboard houses the fridge/freezer and there is also a built-in dishwasher. There is a ceramic hob and an electric oven below. A door takes you out to the courtyard garden. A pine staircase leads to the first floor landing where there is a good sized double bedroom to the front. To the rear is a box room which the owner uses as a dressing room then a folding door takes you into the shower room. This is fitted with a w.c. hand basin and shower cubicle.



Outside

To the front a small front garden is contained by brick walls. Steps lead up to the front door. The attractive rear courtyard garden is partly walled with herringbone slate paving with a decked area with a pergola. There is also a useful garden store. The owner has pedestrian access to the rear of the adjoining house.

Location

The property is very close to all of 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
318 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
238 sq.ft. (22.1 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: E

Local Authority:

East Suffolk District Council

Tax Band: B

Postcode: IP19 8BX

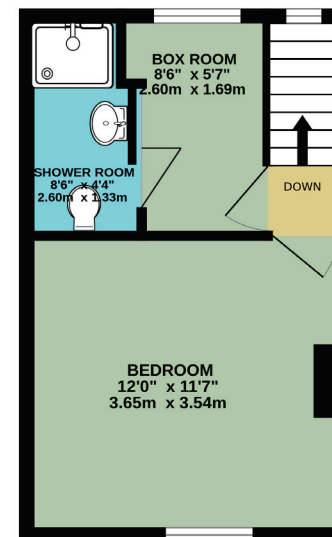
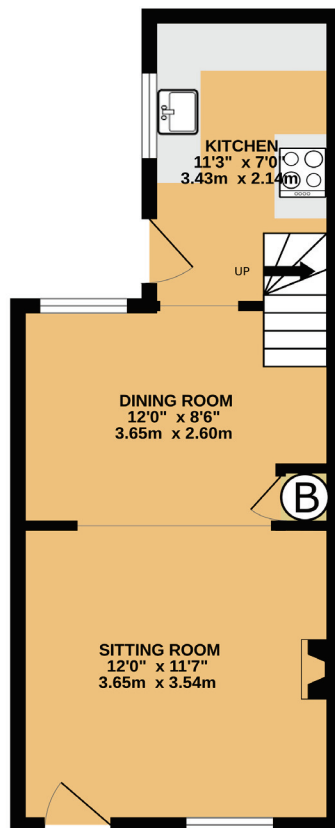
Tenure

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: £165,000



TOTAL FLOOR AREA: 557 sq.ft. (51.7 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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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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