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*6 Upper Avenue,*  
Halesworth, Suffolk IP19 8JA

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This excellent four bedroom 1930's bay fronted house with a wonderful large garden, has recently undergone some sympathetic refurbishment by the current owners and now offers a stunning and stylish home. The property is situated in a private close, just a few minutes walk from the railway station and the town centre.

Accommodation comprises briefly:

- Excellent entrance hall
- Large bay fronted sitting room with attractive wood-burning stove
- Stylish re-fitted kitchen opens into the dining room with French doors to the rear garden
- Multi purpose utility/office/garden room
- Ground floor bedroom and shower room
- Three first floor bedrooms
- Newly fitted bathroom
- Amazing landscaped rear garden
- Large block paved driveway
- Gas central heating
- Double glazed throughout
- In excellent order with versatile accommodation
- Close to the railway station and walking distance to shops



### The Property

A storm porch takes you through the attractive front door with its stained glass window into a wide entrance hall. The light sitting room is situated to the front of the house with a large bay window and a fireplace housing a cast-iron wood-burner and the original pine flooring has been exposed. Sliding doors lead you into the dining room with patio doors to the rear garden. The stylish kitchen has been partly opened providing a breakfast bar within the dining room. The kitchen is well fitted with sleek high gloss cabinets with an integrated electric double oven, induction hob with a glass splash back and an extractor over, fridge and dishwasher. A further room to the rear is used for multi-purposes - a utility, sun or plant room and an office. There is also a ground floor bedroom (currently used as a music room) and a shower room.

On the first floor are three bedrooms, two large doubles and a small double. The recently re-fitted bathroom has a w.c. and a bath with a shower over.

This excellent period house dates back to the 1930s and retains many of its original features but has been stylishly updated to a very high standard and now with its versatile accommodation provides a stunning and comfortable home.



## Garden

The outside of the house has recently been rendered and painted and a large block paved drive provides plenty of off road parking to the front. The large rear garden is a gardeners dream, it has been landscaped by the current owner and now the deep lawn is contained by a wonderful variety of trees, shrubs, flowers and climbers. There is a sandstone terrace which runs behind the house with a decked area, a rose garden. Hidden at the bottom of the garden is a small orchard, fruit cage and a shed. There is also high quality children's play equipment and a hot tub which are available by separate negotiation.

## Location

The property is within easy walking distance of both the town's facilities and the railway station. 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 close 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

Some fixtures and fittings such as white goods and curtains are included in the sale.

### Services

Gas fired central heating. Mains water, drainage and electricity.

EPC Rating: E

Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP19 8JA

### Agents Note

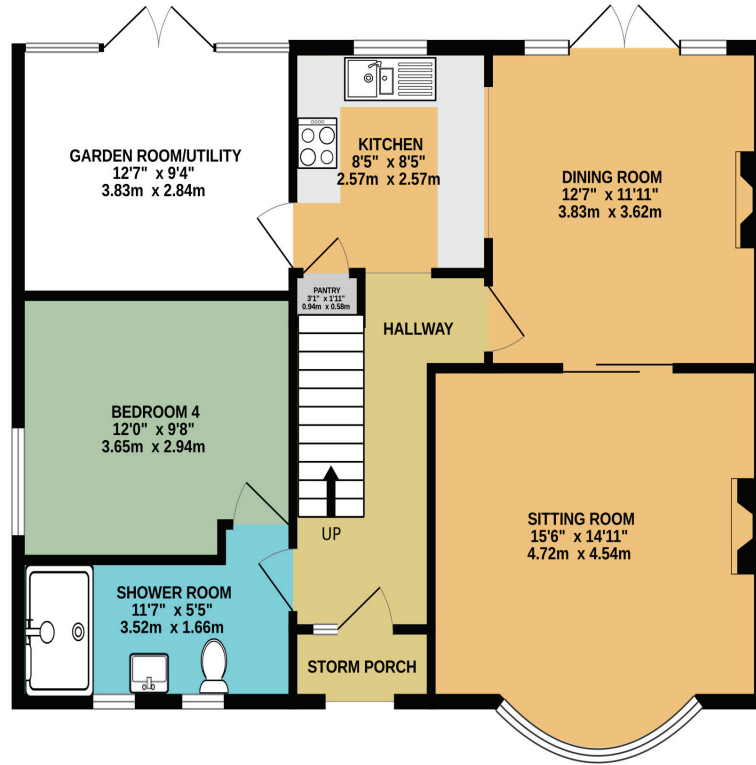
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

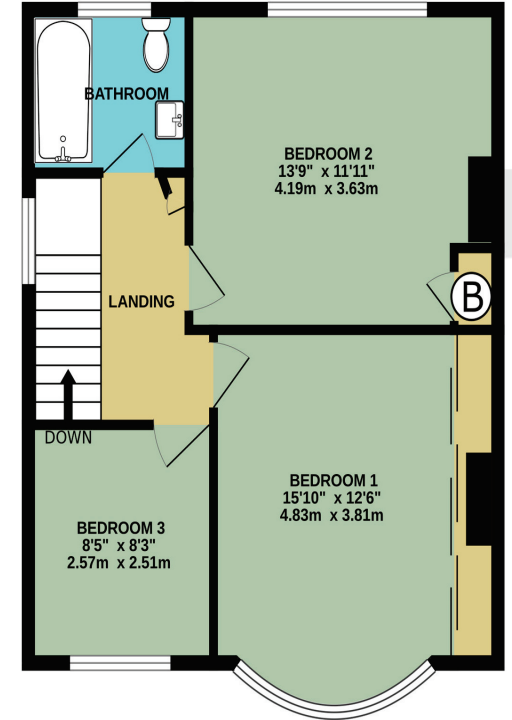
Vacant possession of the freehold will be given on completion.

Offers over £425,000

GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 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.

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.



HALESWORTH OFFICE  
15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH  
Tel. 01986 888205  
[halesworth@muskermcintyre.co.uk](mailto:halesworth@muskermcintyre.co.uk)