



7 Greenbank,
Halesworth, Suffolk, IP19 8RP



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A well presented and very spacious detached chalet bungalow with versatile accommodation having been substantially extended throughout the years, set within a quiet cul de sac location with a deep driveway and good sized gardens.

Accommodation comprises:

- Large entrance hall
- Generous & light sitting room
- Well fitted kitchen
- Separate dining room
- Two ground floor bedrooms & bathroom
- Conservatory
- Two double first floor bedrooms both with en-suite shower rooms and built-in wardrobes
- Gas central heating & UPVC double glazing
- Large well tended lawned rear garden
- Deep front garden with long driveway
- Attached garage with electric door
- Cul-de-sac location
- Opportunity to purchase a property for multi-generation living



The Property

The entrance hall with its beautiful oak flooring, flows through to the large light sitting room at the front of the property. There is access straight through to the kitchen/breakfast room which has a good range of base and wall units and integrated appliances, such as a new NEFF induction hob and electric oven. A side porch leads to the outside and in here you will find the boiler room, where the combi Worcester gas boiler is located. The downstairs bathroom is found off the hallway, boasting a corner shower, separate bath, toilet and basin. Bedroom three is a double room, with a window overlooking the conservatory. Bedroom four is a single room, currently used as a study. The dining room has French doors through to the conservatory. The conservatory is fully insulated with a warm roof and overlooks the lovely rear garden.

Upstairs, the landing is very bright, through the Velux window and there is a spacious cupboard that is shelved for storage. One of the bedrooms has a walk in wardrobe, the other a fitted wardrobe and both boast en-suite shower rooms.



Gardens

Outside, there is plenty of parking on the long pressed coloured and patterned concrete driveway and access to the single garage with an electric door. The deep front garden is open plan and lawned with flower beds and you have access down the side of the property to the rear. The garden is a generous size and again consists of a well tended lawn with two patio areas, flower beds and a shed. At the bottom is a area screened by trellis, where there is a vegetable garden.

Location

The property is situated in Halesworth which 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, but may be available in addition, subject to separate negotiation.

Services

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

EPC Rating: C

Local Authority

East Suffolk District Council

Tax Band: E

Agents Note

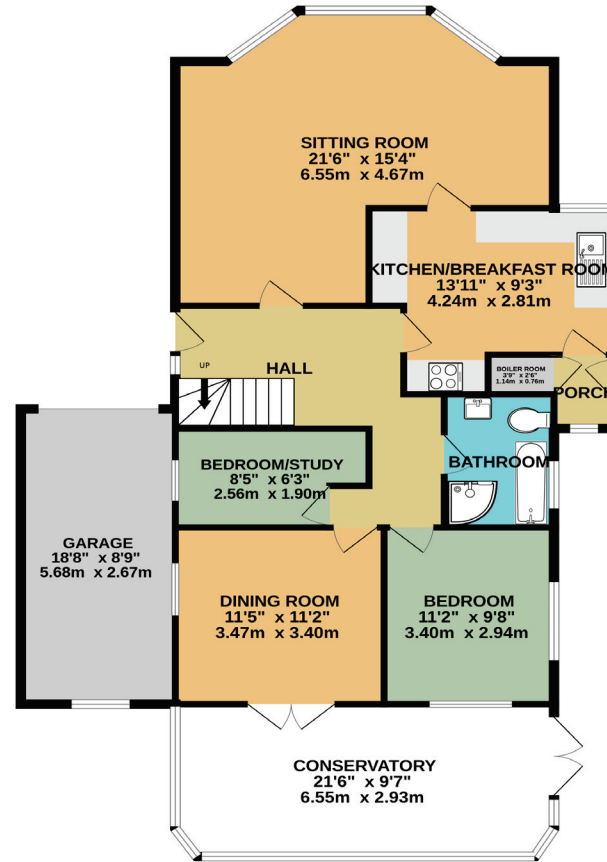
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

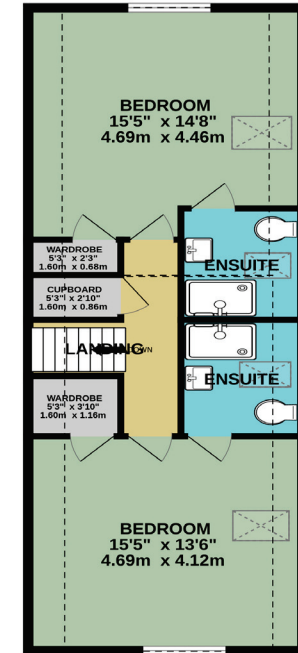
Vacant possession of the freehold will be given on completion.

Guide Price £450,000

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1954 sq.ft. (181.6 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 person at their own risk. The actual dimensions and details should be taken from the actual property.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

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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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