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Clandestine, Bridge Street
Halesworth, Suffolk, IP19 8AD

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ESTATE AGENTS



Clandestine is a real 'secret' as this well presented three bedroom bungalow is tucked away in the centre of the town, just steps from shops and surprisingly in a quiet location with plenty of parking and a private garden. Offered with no onward chain.

Accommodation comprises:

- Entrance lobby
- Generous & light sitting room
- Very well fitted kitchen
- Separate dining room
- Three double bedrooms
- En-suite shower room and further shower room
- Gas central heating & UPVC double glazing
- Enclosed garden with a summerhouse
- Deep front garden with plenty of parking
- Attached garage with workshop area and electric door
- Hidden away location
- A rare opportunity to purchase a property in the centre of the town, perfect if you don't want to use the car
- Recently re-decorated throughout



The Property

The front entrance lobby leads into the large light sitting room at the front of the property which overlooks the gardens. To one wall is a brick fireplace with display shelving and a gas fire (not in use). Attractive wooden doors which are fitted throughout, open into the dining room. This room is fitted with French doors which lead into the main area of garden. A cupboard houses the combi gas fired central heating boiler. The extremely well fitted kitchen with its slide out larder cupboards, a butler sink and marble worktops also includes a built-in ceramic hob and electric double oven. There is also a dishwasher and washing machine. A stable style door opens into a upvc double glazed rear porch/utility room and then outside.

A door from the dining room takes you into the hall where there is an airing cupboard, off the hall are three double bedrooms, with the main bedroom at the rear having a well appointed en-suite shower room. There is also a further shower room off the hall. The bungalow offers very light and well presented accommodation and has recently been re-decorated throughout.



Gardens

Outside, there is plenty of parking on the concrete driveway and a further shingled parking/turning area on the deep front garden. The long attached garage with a workshop area to the rear, is fitted with an electric door and double doors at the rear. The garden is a pleasant size and surprisingly private which wraps around the property, enclosed with walls and fenced with a lawned area to the front with rose bushes edging the boundary. There are raised sleeper boxes and shrubs. The main garden is to the side and is lawned and planted with shrubs, trees with a paved area around the summerhouse. The summerhouse also has a storage area attached. To the rear of the property is a further timber shed with paving and planted with fruit brushes and trees with access to the garage and to rear of the property.

Location

The property is situated in Halesworth town centre, just off Bridge Street and The Thoroughfare, access is across a shared drive and private parking for 'The Hawk' units. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' 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: B

Agents Note

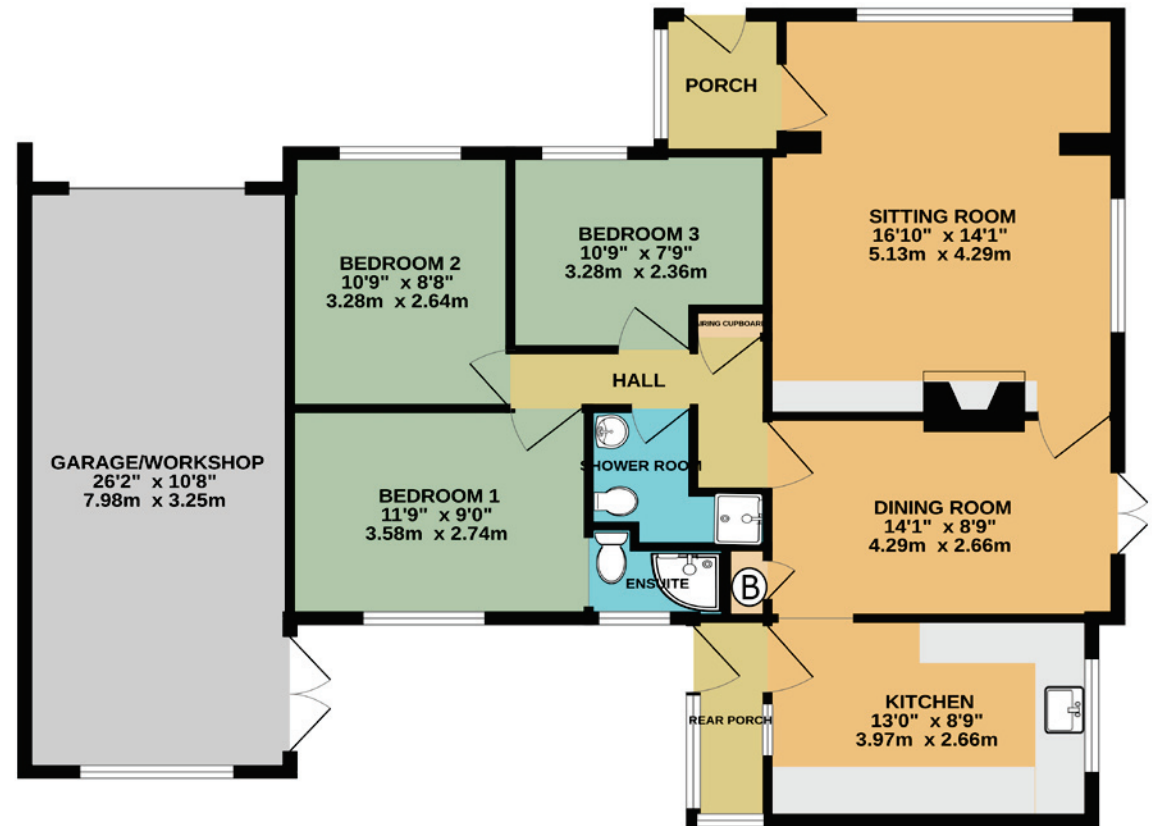
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price £425,000

GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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

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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