



*16 Lodge Road, Holton,
Halesworth, Suffolk, IP19 8RZ*



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This surprisingly spacious three bedroom detached bungalow is situated in Holton and offered in excellent condition. Set back from the road with a deep garden and driveway and a good sized pretty rear garden.

Accommodation comprises:

- Entrance lobby & spacious hall
- Generous & light sitting room
- Well fitted kitchen
- Utility room
- Separate dining room
- Three bedrooms
- En-suite shower room and re-fitted bathroom
- Gas central heating & double glazing
- Attractive good size rear garden
- Deep front garden and driveway with plenty of parking leading to a Single garage
- Centre of village location
- Chain free



The Property

A front lobby with fully glazed sliding doors takes you into the spacious hallway where there are built in cupboards, to the front are two double bedrooms, the current owner uses one as a dining room. The main bedroom with its box bay window also has an en-suite shower room. There are two further bedrooms, one being a single and the other one a double which overlooks the rear garden and has been previously used as the dining room. The light and spacious sitting room with its patio doors also overlooks the pretty rear garden. The focal point is a fireplace housing a gas effect fire. The kitchen is well fitted with cream wall and base cupboards with a built-in slimline dishwasher, oven, hob and extractor hood over. The re-fitted bathroom provides a bath with a shower over, w.c. and wash basin in a vanity unit. With a door leading outside is a utility room where the gas central heating boiler is also housed.



Gardens

Outside, there is plenty of parking with a driveway on the deep front garden which leads to the single garage. The garden is lawned with shrub borders and a side path with gates to the rear garden. The good sized rear garden is sheltered and south east facing, lawned with well stocked flower beds and mature shrubs and trees. There is also paved patio and a greenhouse.

Location

The property is situated in Holton which is next to the market town of Halesworth. 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.



1169 sq.ft. (108.6 sq.m.) approx.

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 private drainage via a sewerage treatment system.

EPC Rating: C

Local Authority

East Suffolk District Council

Tax Band: E

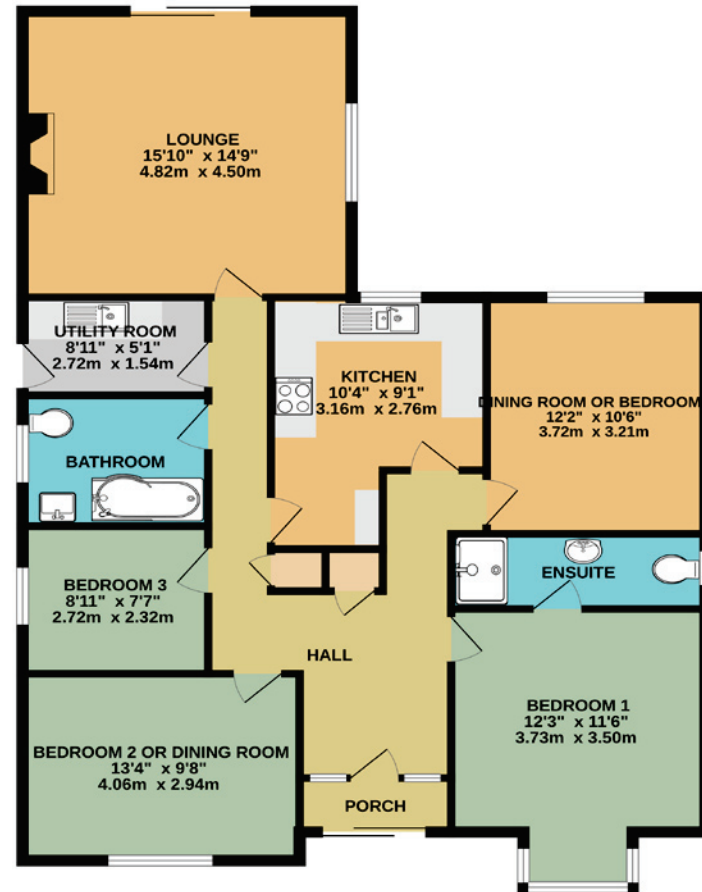
Agents Note

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 £395,000



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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 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.



HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk