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Daisy Cottage, 17 Church Farm Lane,
Halesworth, Suffolk IP19 8SY

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This extremely well presented three bedroom terraced house is just a stroll from the centre of town yet situated in a quiet location and benefits from an excellent garden room, with a garage and parking close-by. Offered chain free.

Accommodation comprises briefly:

- Sitting room with attractive fireplace
- Very well fitted kitchen/breakfast room
- Wonderful garden room
- Cloakroom
- Master Bedroom with en-suite shower room
- Two further bedrooms
- Bathroom
- Attractive ceramic tiled flooring and wooden flooring on the ground floor
- Gas central heating
- Single garage in block close-by with parking
- Pretty courtyard garden
- Recently re-furbished throughout to a high standard
- UPVC double glazed throughout



The Property

The front door opens into the hallway where the stairs rise to the first floor with a useful cupboard beneath. The cloakroom with a w.c. and hand basin is found to the front of the hall. The sitting room has a decorative cast-iron fireplace with a stone surround and the floor has been fitted with wood flooring. Part glazed double doors open into the kitchen/breakfast room. The kitchen has been fitted with a good range of kitchen cupboards with marble work tops, a dishwasher, washer/dryer, ceramic hob and electric oven. A fully glazed door with deep side windows leads into a stunning garden/dining room, this recent addition with its pitched roof with large sky lights and four deep glazed doors open into the garden. A door from the kitchen takes you into the hallway and then upstairs to the landing where an airing cupboard is located and fitted with a radiator and shelving. The master bedroom, to the rear benefits from an en-suite shower room which is beautifully tiled with a rainwater shower plus a hand held shower and there is a built-in wardrobe. A single bedroom can be found at the rear with a further double bedroom at the front of the property along with the family bathroom. The bathroom has part tiled walls with the bath having with a shower attachment, w.c. and hand basin. The property has been recently refurbished and extended with attention to detail and now provides a very comfortable and beautiful home.



Garden

The property is accessed via a pathway to the front over a deep lawned garden, and situated in a quiet 'no through road'. The rear garden with its circular paving is surrounded by shrubs, trees and climbers and contained by timber fencing with a garden gate to the rear, where a footpath takes you to the single garage. The garage is located to the front of the garage.

Location

The property is located in the centre of the market town of Halesworth, just a short stroll to the shops. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



Fixtures & Fittings

Fixtures and fittings excluded from the sale, some may be available in addition, subject to separate negotiation.

Services

Gas-fired combi boiler for central heating
Mains water, electric and sewerage

EPC Rating: tba

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8SY

Agents Note

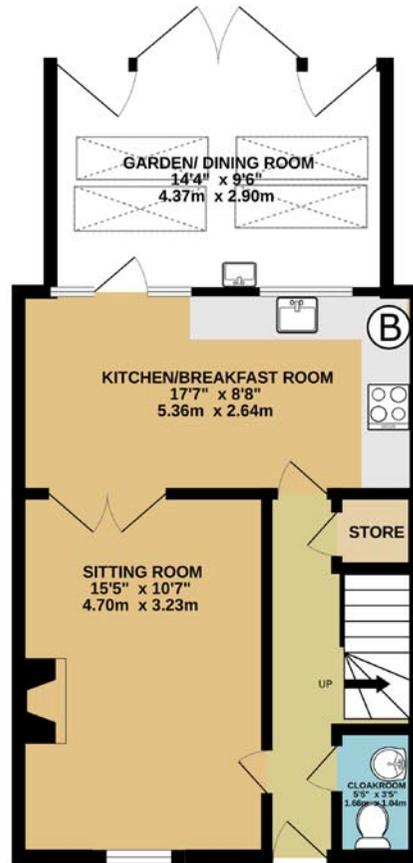
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

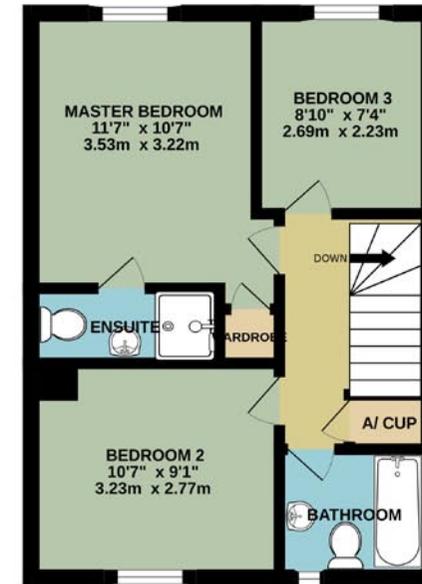
Vacant possession of the freehold will be given on completion.

Guide Price £350,000

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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