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57 Dukes Drive,
Halesworth, Suffolk IP19 8DR

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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This spacious semi detached chalet bungalow at over 1,300sq feet has recently been extended into the loft and with its versatile accommodation, is ideal for multi generation living, The property also benefits from a large rear garden.

Accommodation comprises briefly:

- Large sitting room with multi-fuel stove
- Kitchen/breakfast room, side porch/utility
- Well appointed ground floor bathroom & two first floor shower rooms
- Ground floor double bedroom or second reception room leading into a conservatory
- Dining room/study
- Two exceptionally large first floor bedrooms bedrooms - both with en-suites and walk in wardrobes/dressing rooms
- Gas central heating
- Single garage with driveway parking
- Large plot of 0.14 acre
- Deceptively spacious and versatile accommodation which could really suit a family with different requirements

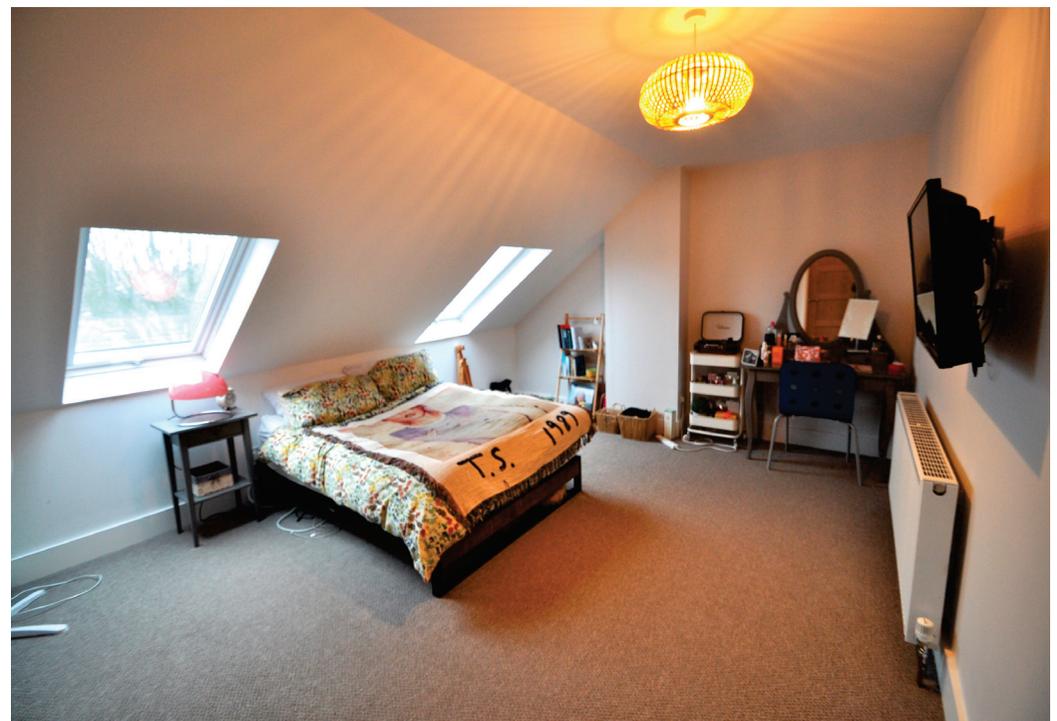


The Property

The front door opens into the entrance lobby with doors to either side, to the left hand side is the kitchen breakfast room which has a side door to a porch which is also used as a utility area. The good size sitting room with its fireplace housing a multi fuel burner and a large window to the front aspect. The floor is fitted with parquet woodblock flooring. A door to the rear leads to a hall and to the refitted and well appointed bathroom. Two further rooms to the rear are used as a dining room and a third bedroom, but could be used for a variety of uses as one room leads out to a conservatory.

An open staircase rises from the dining room to the recently converted first floor which provides two very generous double bedrooms both with walk-in wardrobes and en-suites (one has not yet been fitted with sanitary ware but could also be used as a study). The bedroom to the front is so large it could be split into two bedrooms and has two large velux windows. The rear bedroom has a large dormer window which overlooks the garden and also has views across the town.

The property is fully double glazed and has a gas fired combi boiler for hot water and central heating.



Garden

The property is accessed via a concrete driveway to the front over a deep lawned garden. The drive runs to the side of the property and leads to a single garage. The rear garden is exceptionally large and has two areas, the first area is mainly lawned with a brick weave paved patio immediately behind the bungalow with flowers and shrubs and a mature fir tree. There is a summerhouse and a variety of small animal enclosures and a timber garden shed. The second rear section is a vegetable garden.

Location

The property is located in a popular residential area of the market town of Halesworth. 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 are 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: C

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8DR

Agents Note

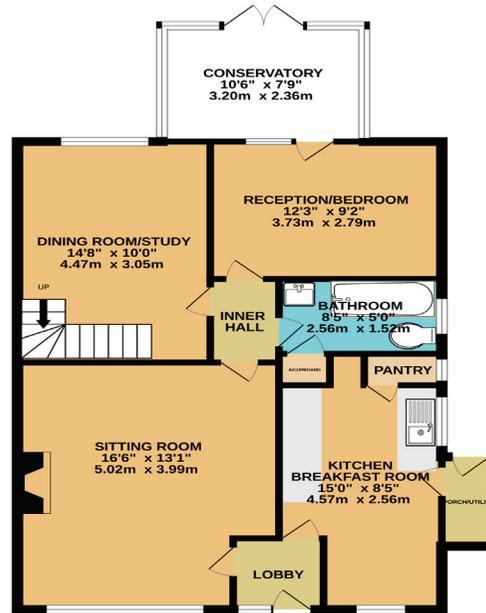
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

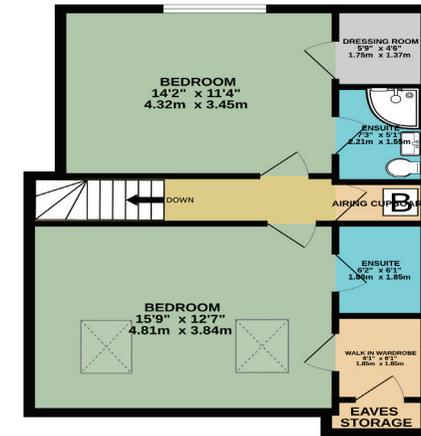
Vacant possession of the freehold will be given on completion.

Guide Price £315,000

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1317 sq.ft. (122.3 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.



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