



14 Allington Road,
Halesworth, Suffolk, IP19 8TG



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This two bedroom detached bungalow is situated within walking distance of the town centre. Set back from the road on a spacious corner plot with a deep front garden, driveway and a good sized private rear garden.

Accommodation comprises:

- Entrance hall
- Generous sitting/dining room with an open fireplace
- Well fitted kitchen
- Two double bedrooms
- Shower room
- Sun room
- Gas central heating
- Attractive good size rear garden
- Deep front garden and driveway with plenty of parking leading to a Single detached garage
- UPVC double glazing
- Stylish light grey laminate flooring in most rooms with white walls and large windows which provide a light and airy feel



The Property

A side entrance door opens into a hallway where there is a built in airing cupboard. To the front of the property is the sitting/dining room which has an open fireplace and large windows overlook the deep front garden. The kitchen is fitted with wall and base units and a range of wall shelving, as well as space for appliances and a door to the side leads to the garden. The shower room is fitted with a corner shower, a new higher than most 'comfort W.C.' and a hand basin with part tiled walls and ceramic flooring. The main bedroom is a good size with a good range of fitted wardrobes and enjoys views over the rear garden. The second bedroom is a smaller double with doors opening into the sun room. The sun room is a timber and glass construction and leads out into the garden. The property has the benefit of upvc double glazing and gas central heating.



Gardens

Outside, there is plenty of parking with a driveway on the deep front garden which leads to the single brick detached garage. The private rear garden is lawned with shrubs, young fruit trees and a raised vegetable garden. There is a lovely paved area tucked beside the property which is perfect for sitting out, with a herb bed contained by a raised brick wall. To the other side a path with a gate gives access to the rear. There is a timber garden shed and also a summerhouse.

Location

The property is situated in 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.



GROUND FLOOR
685 sq.ft. (63.6 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 drainage.

EPC Rating: D

Local Authority

East Suffolk District Council

Tax Band: C

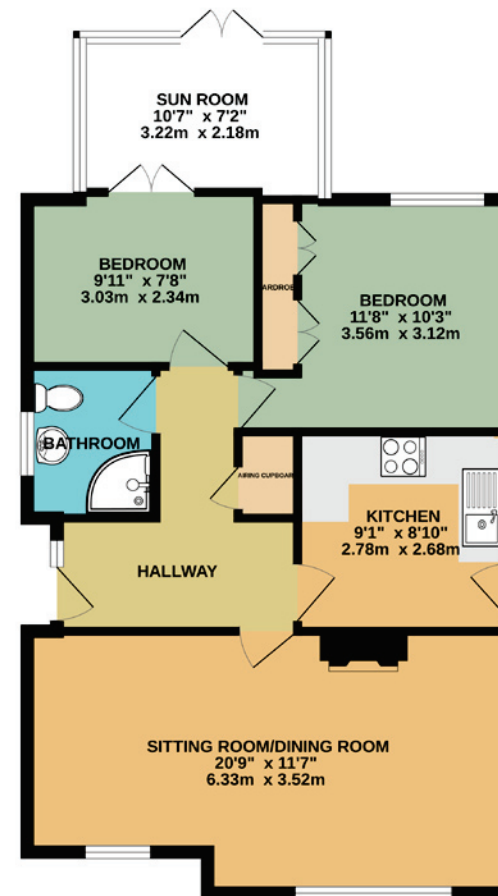
Agents Note

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 £295,000



TOTAL FLOOR AREA: 685 sq.ft. (63.6 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

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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