

M
M

39 Norwich Road,
Halesworth, Suffolk IP19 8BX

M
M

**MUSKER
M^CINTYRE**
ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

This individually designed two/three bedroom detached house, built in 2019 is situated in the centre of town and close to the station. A perfect lock up and leave property.

Accommodation comprises briefly:

- Entrance hall with cloakroom and utility
- Large sitting/dining room with attractive deep windows
- Galley kitchen
- Study/third bedroom
- Two first floor double bedrooms
- Bathroom with bath and separate shower
- Air source central heating
- Extras include - bidet w.c.'s and a water softener
- Private paved and lawned garden
- Double glazed windows with shutters
- Remainder of an NHBC certificate
- Very secure to just 'lock up and leave'
- Planning permission permitted for a single storey rear extension



The Property

The front door is found to the side and opens into the entrance hall where the stairs lead to the first floor with a cupboard beneath. There is a cloakroom with a bidet washer/drier toilet and another cupboard with plumbing for the washing machine. The well fitted galley kitchen is situated to the front and opens into the main reception room, this stunning room has deep windows to the side of the house along with patio doors to the rear. Off the sitting room is a study or it could be used as a single bedroom. On the first floor there are two double bedrooms, one with built-in wardrobes. The bathroom has a bath, wash basin and another bidet toilet, along with a separate shower cubicle. The air source central heating system provides under floor heating on the ground floor with radiators on the first floor. The internal windows are fitted with shutters and the ground floor windows and doors with attractive bespoke external metal grills.



Garden

The property is accessed to the side via a paved path with a garden gate. To the rear is a large paved area and a lawned area, all contained by solid timber gates and fencing, giving a good degree of privacy and security. There is an additional area to the front with a link chain and the property also owns the adjoining area beyond the fence which is planted with mature trees and shrubs.

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 20 minute drive away.



Fixtures & Fittings

Some fixtures and fittings maybe excluded from the sale and maybe available in addition, subject to separate negotiation.

Services

Air source heating for central heating with under floor heating on the ground floor
Mains water, electric and sewerage

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8BX

Agents Note

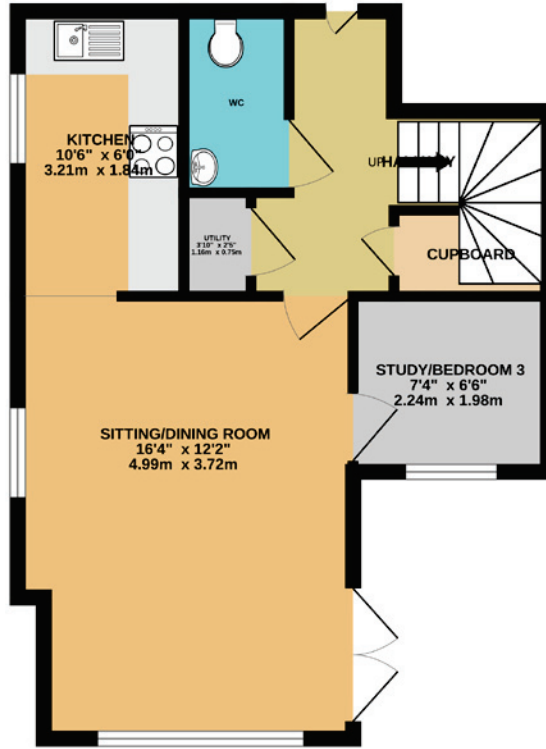
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

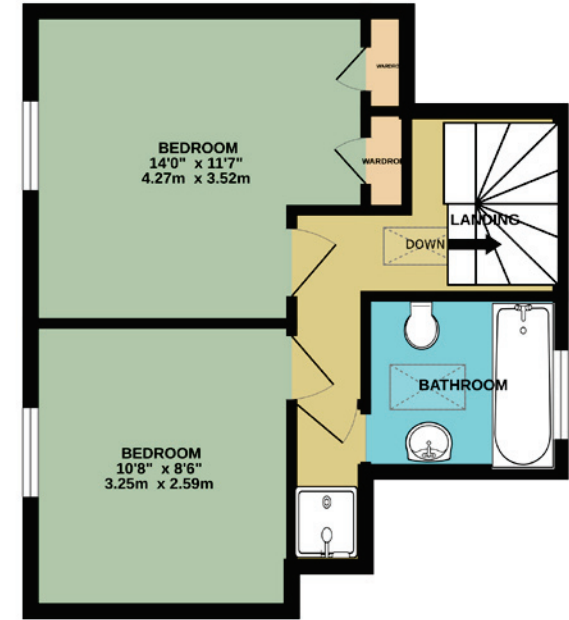
Vacant possession of the freehold will be given on completion.

Guide Price £345,000

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Harleston 01379 882535
Loddon 01508 521110

www.muskermcintyre.co.uk

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