



8 Allington Road,
Halesworth, Suffolk IP19 8TG



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ESTATE AGENTS



Southwold - 9 miles

Norwich - 26 miles

A three bedroom detached bungalow situated in a cul-de sac on the west side of town. The property sits well on its wrap around, good sized lawned garden.

Accommodation comprises briefly:

- Entrance Hall
- Spacious Sitting/Dining Room
- Kitchen
- Bathroom
- Three Bedrooms - Two Doubles and a Single used as a Dressing Room
- Private Rear Garden
- Garage - Currently used as a Work Room/ Studio
- Gas Central Heating
- Fully Double Glazed
- Hard flooring's Throughout - Oak, Ceramic Tiles and Laminate flooring
- Planning Consent Approved for an Additional Reception Room



The Property

This three bedroom detached bungalow is located in the town in a popular close of similar properties. A deep covered porch opens into the hallway where there is a spacious sitting/dining room with a stone fireplace which overlooks the front garden. The kitchen to the rear has a range of base cupboards and houses the wall mounted gas central heating boiler. A door to the side leads out to the garden, the owners have obtained planning consent to build a room off the kitchen to provide a dining room or second reception room, with an adjoining cloakroom. The bathroom comprises of a bath with a shower over, wash basin and W.C. There are three bedrooms, two of which are doubles and one single bedroom which is currently used as a dressing room.

The property has the benefit of upvc double glazing and gas central heating, with new hard floorings laid throughout.



Garden

To the side is a single detached garage which is fitted with a roller door with driveway parking to the front. The owners are currently using the garage as a studio/workroom with a tool store to the front, but could easily revert back into a garage.

The bungalow is set back from the close by a deep lawned garden, retained by a low brick wall. The good sized lawned gardens wrap around the property with mature hedges and trees on the boundary, giving a good degree of privacy. There is a garden pond and a paved area for sitting out.

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

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

EPC Rating: D

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8TG

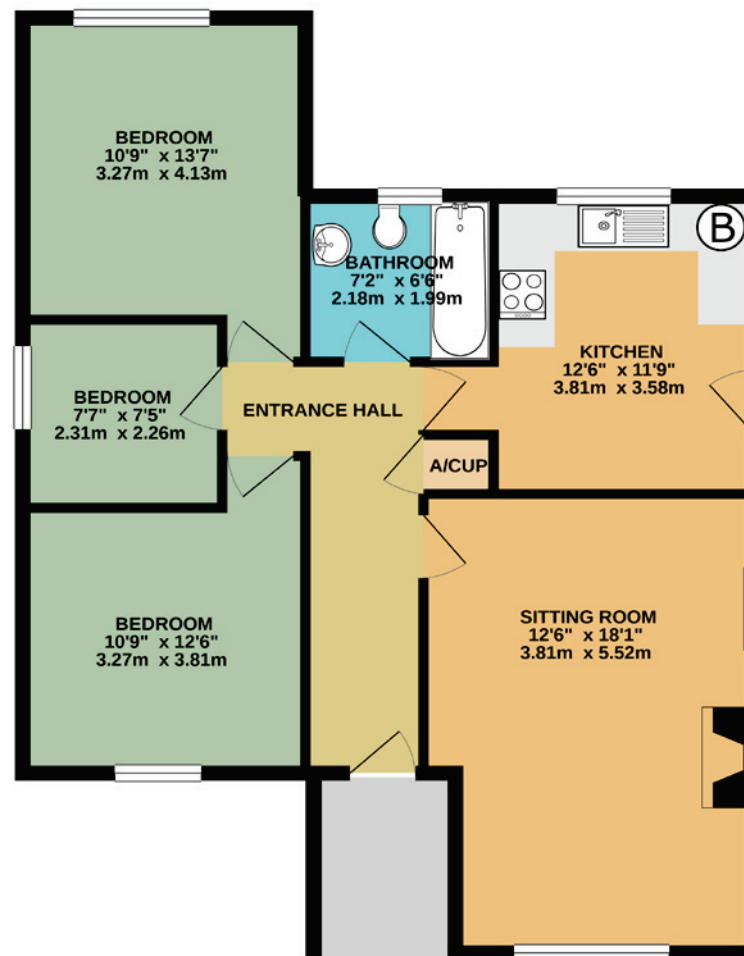
Agents Note

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



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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.

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
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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.



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