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*17 Barley Meadow*  
Halesworth, Suffolk, IP19 8PG

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ESTATE AGENTS







This two bedroom detached bungalow is located on a corner plot of a popular close in the town, with the benefit of an attractive garden and a garage with no onward chain.

Accommodation comprises briefly:

- Hallway with airing cupboard
- Spacious sitting room
- Well fitted kitchen
- Two bedrooms
- Gas central heating
- Well appointed shower room
- Well maintained front and rear gardens
- Single brick garage
- Driveway parking
- Cul-de-sac location



### The Property

Leading up two steps at the front of the property the front door opens into the entrance hallway. Both bedrooms are at the front of the property and the main bedroom has a built-in wardrobe with mirror fronted sliding doors. The second is a single bedroom. The well appointed shower room is fitted with a large shower cubicle, toilet and wash basin in a vanity unit. The sitting room is a spacious room and has sliding doors overlooking the lovely garden. The kitchen is well fitted with a range of wall units, built in eye level double electric oven, gas hob with an extractor hood. A window and door gives access to the rear garden.







## Gardens

An open plan lawned front garden with a path leads up to the entrance door and planted with shrub and flower beds. The rear garden has a large block paved patio area immediately behind the property, with shrub and flower beds contained by low brick walls. Steps and paths lead up to the rear of the garage and also up to a gate at the rear of the garden, leading to the drive. The lovely well kept rear garden is very private and enclosed with shrubs and trees. There is also a timber garden shed/summer house to the side. Plenty of off road parking on the brick weaved driveway leading to the single detached garage at the rear of the garden.

## 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.



### 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

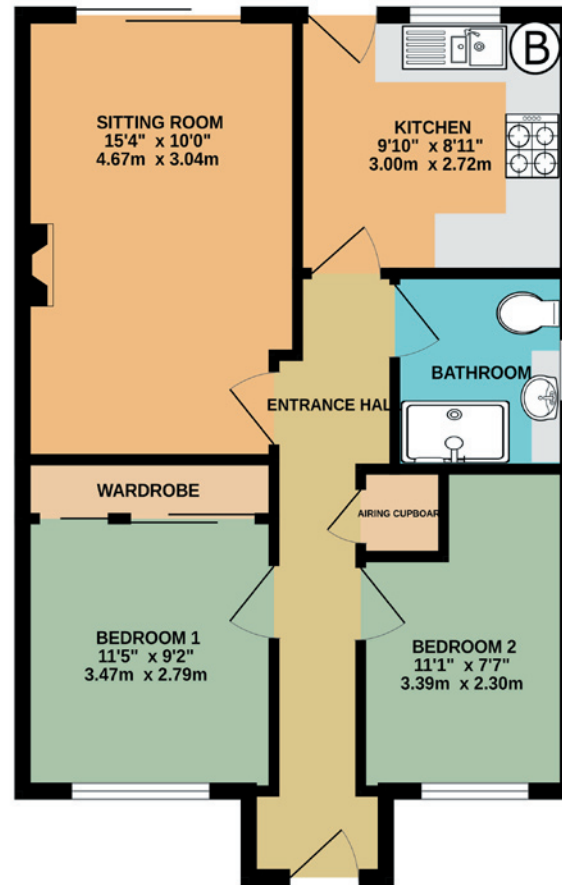
### Agents Note

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 £245,000**



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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