

M  
M

*25 Greenbank, Halesworth*  
Suffolk, IP19 8RP

M  
M

**MUSKER  
MCINTYRE**  
ESTATE AGENTS



This very light and spacious semi-detached house sits back from the road in an elevated position with countryside views to the front, situated on the edge of town with a conservatory overlooking a well planned and attractive rear garden.

Accommodation comprises:

- Entrance hallway
- Sitting room overlooking the front gardens
- Well fitted kitchen/breakfast room
- Conservatory
- Cloakroom
- Master bedroom with en-suite and walk-in wardrobe
- Two further Bedrooms
- Bathroom
- Brick garage with parking
- Wonderful private rear garden with a summer house and pergola
- Gas central heating,
- Wood and ceramic tiled flooring to the ground floor
- Offered in very good order throughout
- Chain free



### The Property

The entrance hallway gives access to a cloakroom and the staircase, a door opens into the sitting room at the front of the property, this is a good sized room with a window overlooking the front deep lawned gardens and countryside beyond. There is a fireplace with a marble hearth housing a gas living flame fire. To the rear is the kitchen /dining room which is well fitted with a good range of cupboards and include a Range master electric range style cooker with gas burners and extractor hood over, integrated dishwasher, washing machine, fridge and freezer and a water softener. There is plenty of room to one end for dining. Double doors open into the large conservatory which is a lovely addition and overlooks the rear garden.

Off the first floor landing are three bedrooms, all are double with the master bedroom having an en-suite shower and a walk-in wardrobe. The bathroom and the en-suite shower room are both fully tiled and are fitted with heated towel rails.

This excellent house has the benefit of gas central heating and is fully double glazed with well presented and and very light accommodation.



## Garden

The property is set back from close with a deep front garden, a shared footpath takes you to the front entrance door. The single brick garage is to the rear with parking to the front and further guest parking behind the property. A personal door from the garage and garden gate then gives access into the private rear garden which is contained by hedges and panel fencing. A lovely space with different paved, decked and lawned areas to sit and enjoy the sunshine and countryside views to the front. there is also good sized summerhouse and a pergola.

## Location

The town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarkets. Halesworth 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 thirty minute drive away.



### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas fired central heating. Mains electric, water and drainage.

EPC Rating: tba

### Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8RP

A service charge of £100pa is payable to the management company for the upkeep of the shared driveway, communal parking area and bin store.

### Agents Note

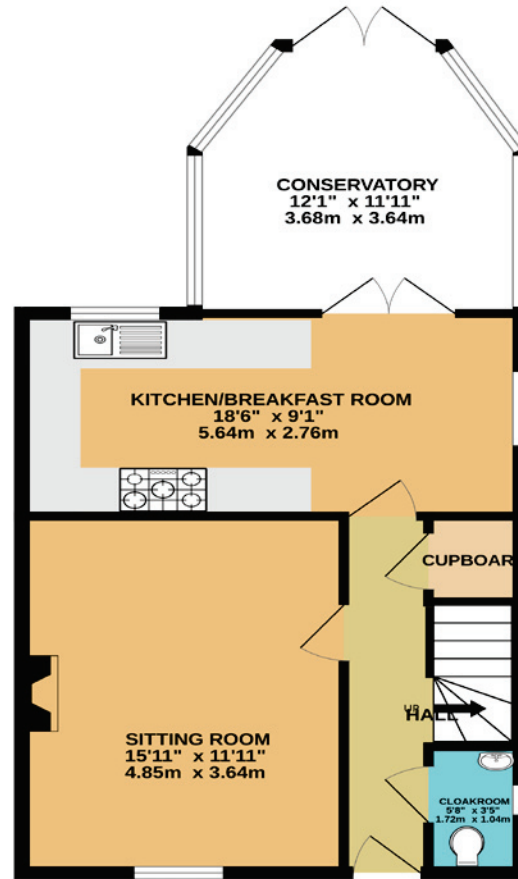
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

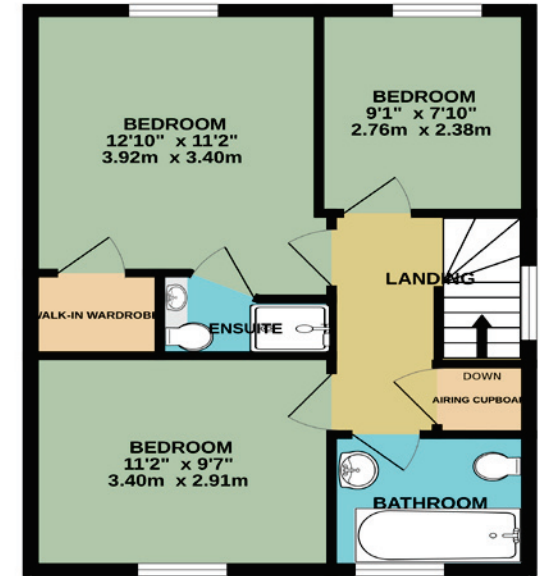
Vacant possession of the freehold will be given upon completion.

**Guide Price £365,000**

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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.

Made with MetroPix ©2024

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Harleston 01379 882535

Loddon 01508 521110

[www.muskermcintyre.co.uk](http://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