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18 Dakings Drift,
Halesworth, Suffolk IP19 8TQ

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ESTATE AGENTS

A two bedroom detached bungalow, situated in a popular residential close, with light and spacious accommodation. A conservatory, garage with driveway parking and manageable gardens. Offered chain free.

Accommodation comprises briefly:

- Entrance hallway
- Large light sitting/dining room
- Conservatory
- Kitchen
- Two bedrooms
- Bathroom
- Enclosed rear garden
- Single garage and driveway
- Gas central heating
- Double glazed
- Requires some re-decoration



Property

A front entrance door opens into an entrance hall where there is an airing cupboard housing the hot water cylinder. The spacious sitting/dining room overlooks the front garden with plenty of light from two windows. There is a York stone fireplace housing an electric fire (currently not in use). The kitchen which is fitted with a range of wall and base cupboards, ceramic hob and electric cooker, water softener and the Baxi gas fired central heating boiler. A door leads out to the side of the property. Both bedrooms are to the rear of the bungalow and the main double bedroom has built-in wardrobes and overlooks the rear garden. The second single bedroom has a fully glazed door which leads to the conservatory. The conservatory is a good addition and has a radiator from colder days. This property has the benefit of double glazing and gas central heating but would now benefit from some cosmetic updating.



Outside

The bungalow sits back in the close with a deep open plan lawned front garden, a drive to the side leads to a single garage, which has an up and over door. A garden gate gives access to the enclosed rear garden. The rear garden is lawned with shrubs and trees with a paved area immediately behind the bungalow, a large timber garden shed is to the rear of the garage.

Location

The property is within walking distance of the town's facilities. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected.

Energy Rating: D

Local Authority:

East Suffolk District Council

Tax Band: C

Postcode: IP19 8TQ

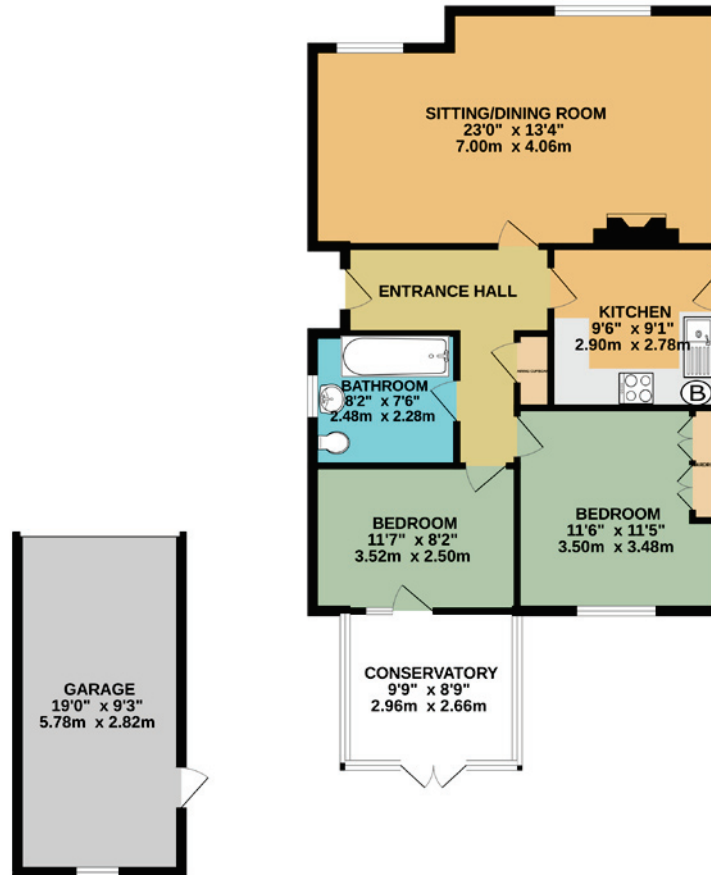
Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide price: £265,000



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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