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*6 Jermyn Way,*  
Halesworth, Suffolk IP19 8TN

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ESTATE AGENTS







Southwold - 9 miles

Norwich - 26 miles

A spacious recently updated detached three bedroom bungalow, situated at the end of the close with a long drive and single garage, private rear garden and just a short walk to town. Offered chain free.

Accommodation comprises briefly:

- Spacious Entrance Hall
- Large Sitting/Dining Room
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Conservatory
- Three Bedrooms
- Shower Room
- Gas Central Heating
- Mature Enclosed Garden
- Single Integral Garage with Electric Door
- Popular Close
- Recently re-decorated and newly fitted grey 'wood effect' flooring throughout
- New internal doors



### The Property

The front door opens into an spacious entrance hall with a cloakroom and a coat and shoe cupboard with double doors opening into the generous sitting room, a brick and stone fireplace houses a gas living flame fire. Sliding patio doors open into a conservatory, which is a circular, double glazed 'leaded style' construction and enjoys views over the rear garden. The kitchen is fitted with wall and base cupboards and a new freestanding gas cooker with a stainless steel extractor hood over and a new sink unit with a water softener, there is also plenty of space for a table and chairs. A door gives access to the utility room with a door to the rear garden and the garage. The garage has the benefit of an electric door and also the gas central heating boiler is housed here. Off an inner hall are three bedrooms, two of which are doubles and one single, the main bedroom has a good range of fitted wardrobes and cupboards. A fully tiled shower room has a shower cubicle, wc., hand basin and heated towel rail. This bungalow is also double glazed with some window recently replaced. This very spacious bungalow is offered in very good condition with new flooring, re-decorated and new internal doors throughout.







## Garden

The bungalow is located at the bottom of the close with a long tarmac driveway with paved steps and paths leading down to the property. The remainder of the front garden is lawned and planted with shrubs. The rear garden is lawned with a large paved raised patio immediately to the rear of the property. The garden is planted with shrubs and flower beds with a conifer hedge to the rear boundary.

## Location

The property is located in a popular residential area close to the town centre 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.



1074 sq.ft. (99.8 sq.m.) approx.

#### 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: C

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8TN

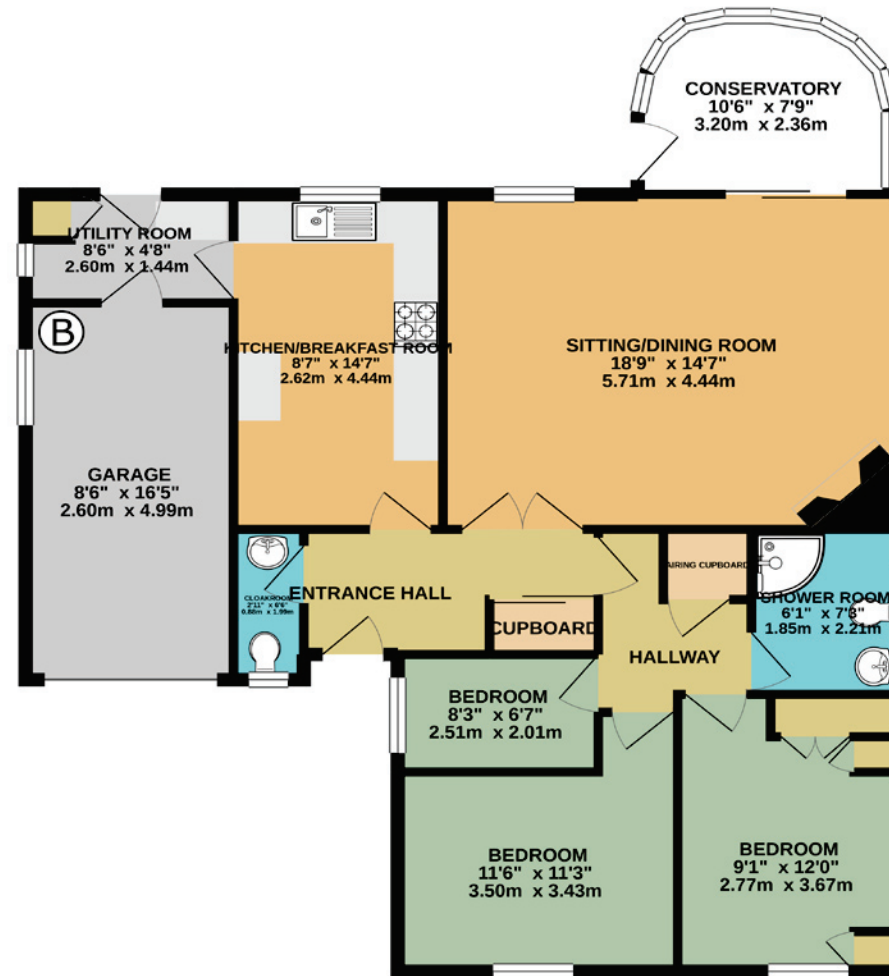
#### Agents Note

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 £365,000**



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](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.



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