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Spexhall,
Halesworth, Suffolk.

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ESTATE AGENTS

Halesworth - 3.1 miles
Bungay - 7.2 miles
Southwold & The Coast -11.2 miles
Norwich City- 22.4 miles

A most impressive, semi-detached, four/five bedroom family home ideally situated offering superb access for the local towns, schools and amenities whilst being situated enjoying open field views to the side and rear. The property has been enjoyed as a family home by the current owners over the last three decades and offers well presented, spacious accommodation now ready for some minor cosmetic updating to suit the new owners. Outside we find a vast off road parking area whilst the rear garden offers a private, south facing aspect that enjoys open field views. Viewing is essential to appreciate the space and location on offer.

Property

Entering the property via the front porch we find ample space for our coats and boots before stepping into the man hallway of this superb family home. The feeling of space and superb amounts of natural light are apparent the moment we enter the house. Directly ahead the stairs rise to the first floor whilst the hall leads us full circle through all of the ground floor rooms. A small utility room is set to the front whilst a door to our left leads into the sitting room. Part of the original house this generous room enjoys an open fire place and exposed timber floor, a large window looks to the front aspect and a door leads us into the generous kitchen dining room. Forming part of the original house and incorporating the extension this fantastic room spans over 28.ft providing the perfect space for family life and entertaining alike. A range of fitted wall and base units provide superb working space that looks onto the garden from a large window at the rear, tiles offer a practical flooring solution to the room whilst a large pantry style cupboard is set below the stairs, stepping into the dining area our eye is drawn to the large window that takes in the stunning field views whilst the patio doors open to the garden. from here a door returns to the hall and we find the study at the foot of the stairs. This versatile room enjoys a dual aspect which again soaks up the field views. currently a quite work space the room provides an ample fifth double bedroom or second reception room if required. Climbing the stairs to the first floor the large landing leads to all of the rooms. On our left we find the first two original rooms providing a view to the front and rear respectively, both offer cupboard space and room for a double bed. The bathroom is set a the head of the stairs and boasts a bath, separate shower wash basin and w/c whilst stepping into the extension we find a further double bedroom enjoying a dual aspect looking onto the fields and rear garden. Completing the accommodation is the master bedroom which is fitted with a superb wardrobe/hidden dressing table that frames a picture window looking onto the fields beyond. A second window to the front makes this a superb light and airy room.









Outside

Approaching the property from Halesworth Road a pull in space leads us to the five bar gate that opens to the impressive driveway and front gardens. The driveway offer parking for upward of six vehicles whilst a sizable area of lawn provides further potential parking potential if needed. A low lying picket fence forms the front boundary and at the side of the property a gate opens to the rear where we grab the first sight of the open fields that are enjoyed from the garden and the house. At the rear the garden is of superb proportions and enclosed on the east and south sides with a recently fitted timber fence. Whilst a low lying hedge to the west allows us to enjoy the far reaching views. The garden itself is mainly laid to lawn with a patio leading from the kitchen dining room at the rear. A further seating area is set to the head of the garden catching the morning sun. A brick garden store is attached to the rear of the property.

Location

This impressive family home is situated offering superb access to the local market towns within the popular village of Spexhall. Spexhall is located a short drive from the amenities of Halesworth and on very good transport routes to Bungay and Beccles whilst enjoys an active country pub and is walking distance of the highly regarded Ilketshall St Lawrence Primary School. Halesworth provides many independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called The Cut which is used for theatre, cinema, exhibitions and workshops. There is a train station with links to London Liverpool Street.

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

Mains Electricity.
Mains Water. Mains Drainage.
Oil Central Heating
Energy Rating: TBC

Local Authority:

East Suffolk Council
Tax Band: A
Postcode: IP19 0RW

Tenure

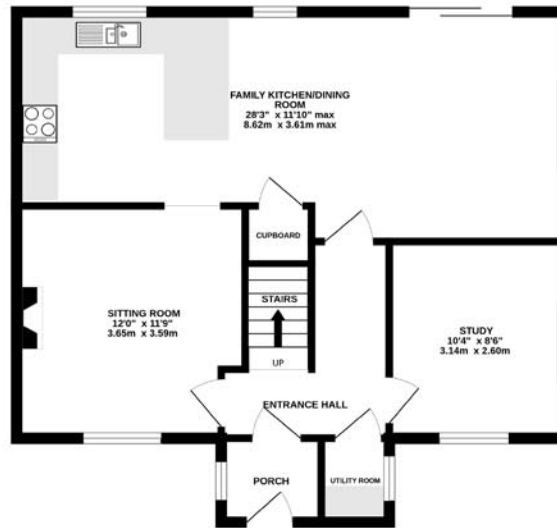
Vacant possession of the freehold will be given upon completion.

Agents' Note

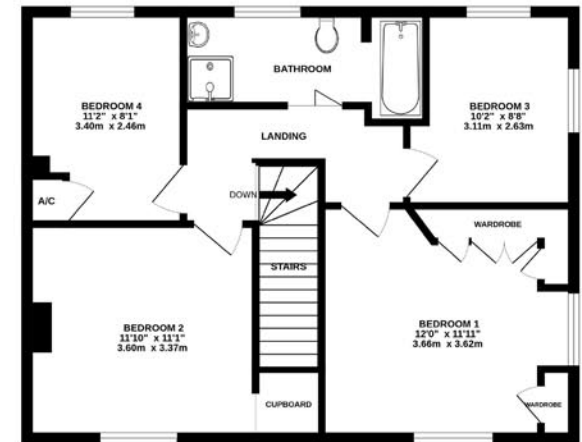
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £335,000

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.2 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.
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To arrange a viewing, please call 01986 888160

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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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