



*5 Feltham View,*  
Halesworth, Suffolk IP19 8BN



**MUSKER  
McINTYRE**  
ESTATE AGENTS







Southwold - 9 miles  
Norwich - 26 miles

This modern 'cottage style' end terrace house benefits from off road parking and a manageable garden. Located in the town, a short walk to all the town's facilities. Offered chain free.

Accommodation comprises briefly:

- Spacious entrance hall with a cloakroom
- Sitting room with an 'inglenook style' fireplace housing a wood-burning stove with French doors to the garden
- Well fitted kitchen
- First floor bathroom
- The main bedroom offers plenty of storage
- Two further bedrooms
- Private low maintenance garden
- Gas central heating with a recently installed combi boiler
- Double glazed windows
- Off road parking next to the property



### The Property

The front door opens into a spacious hallway, where there is a cloakroom fitted with a w.c. and a hand basin. Stairs rise to the first floor with an under-stairs cupboard. The sitting room overlooks the small private garden and has a red brick inglenook style fireplace housing a wood-burning stove. A light room with windows and French doors to the side open out to the garden.

Leading off the hallway is the kitchen consisting of cream wall and base cupboards, a gas hob and electric oven below, dishwasher and washing machine. The recently installed 'Baxi' gas combination central heating boiler is wall mounted here.

Off the first floor landing are three bedrooms, the main double bedroom offers plenty of storage with a built-in wardrobe, a low storage box to one wall and an airing cupboard fitted with a radiator.

Two further bedrooms are both singles, one would make an ideal study. The bathroom comprises of a bath with a shower over, hand basin and w.c.

This property is perfect for someone who enjoys older style properties, but with all the convenience of a modern build.







## Garden

Immediately to the front of the house is the driveway for off road parking which is contained by a brick wall with a small timber store. The small private garden runs to the side of the property edged with an established hedge with a paved area next to the French doors, the garden is planted with shrubs and lawned. No 5 is one of 5 properties, all different and cleverly designed by a local builder just over 20 years ago.

## Location

The property is situated in Beech Close on the edge of Chediston Street, a short walk to 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. The town has a 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 fired central heating. Mains water, drainage and electricity.

### Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 8BN

EPC: C

### Agents Note

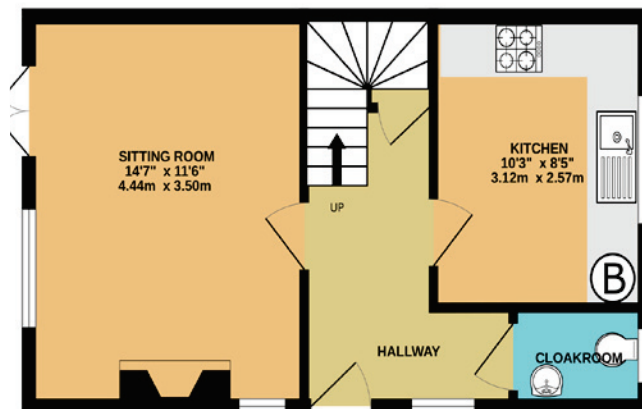
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

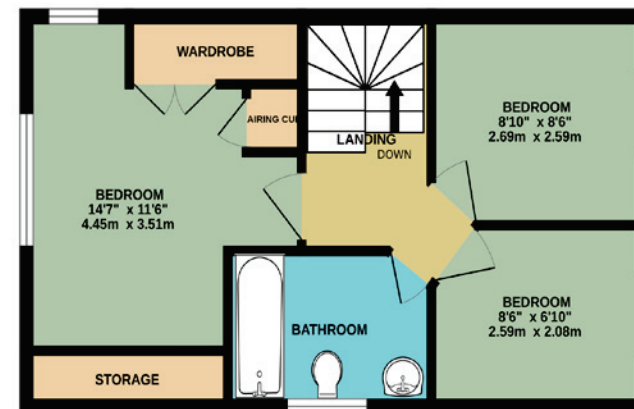
Vacant possession of the freehold will be given on completion.

**Guide price: £259,995**

**GROUND FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



**1ST FLOOR**  
375 sq.ft. (34.8 sq.m.) approx.



**To arrange a viewing, please call 01986 888205**

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160  
Harleston 01379 882535  
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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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