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*16 Dairy Hill*  
Halesworth, Suffolk IP19 8JS

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Southwold - 9 miles  
Norwich - 26 miles

This modern end terrace three bedroom family home is offered in very good order and benefits from two off road parking spaces and an enclosed garden. Located close to the station, a short walk to all the town's facilities. Offered chain free.

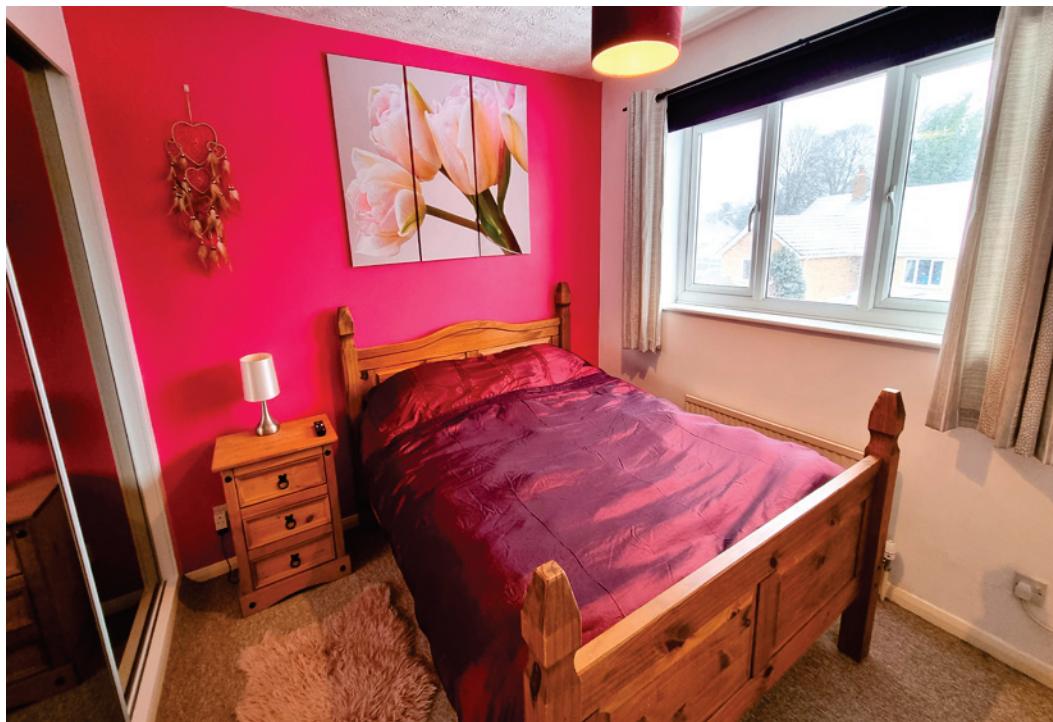
Accommodation comprises briefly:

- Entrance hall
- Sitting /dining room
- Conservatory
- Well fitted kitchen
- Stylish re-fitted bathroom
- Two double bedrooms
- Single bedroom
- Well maintained private garden
- Gas central heating combi boiler
- UPVC double glazed windows and doors
- Off road parking next to the property
- Vinyl flooring throughout the ground floor



### The Property

A front door with a canopy opens into a hallway, where stairs rise to the first floor with an under-stairs cupboard accessed from the sitting room, a window overlooks the front of the property. This 'L' shaped living space has an open feel with a dining area to the rear where patio doors give access to the conservatory. This is a useful addition constructed on a brick base with fully double glazed UPVC windows, a fully glazed sliding patio door giving access to the rear garden. Leading off the dining room is the kitchen consisting of wall and base cupboards, a gas hob and electric oven below and space for a washing machine. The gas combination central heating boiler is wall mounted here (installed in 2020). A door to the rear opens onto the raised decking and rear garden. Off the first floor landing are three bedrooms, the main double bedroom offers plenty of storage with a mirror fronted built-in wardrobe. There is a further double bedroom found at the rear and a small single room, which would make an ideal study or nursery. The stylish contemporary bathroom comprises of a bath with a shower over, glazed shower screen and a hand basin with a cupboard beneath and a w.c. and plenty of wall tiling. This property is perfect for a small family or for first time buyers and very convenient for the station.



## Garden

To the front is a small open plan garden, the rear garden is enclosed with timber fencing, providing plenty of privacy, there is a large raised decked area immediately behind the property and a lawn with a brick barbecue. To the rear is a large timber garden shed which measures 11ft x 8ft. A garden gate gives access to the side where there are two parking spaces which runs to the side of the gardens boundary.

## Location

The property is situated close to the train station and 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: B

Postcode: IP19 8JS

EPC: D

## 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.

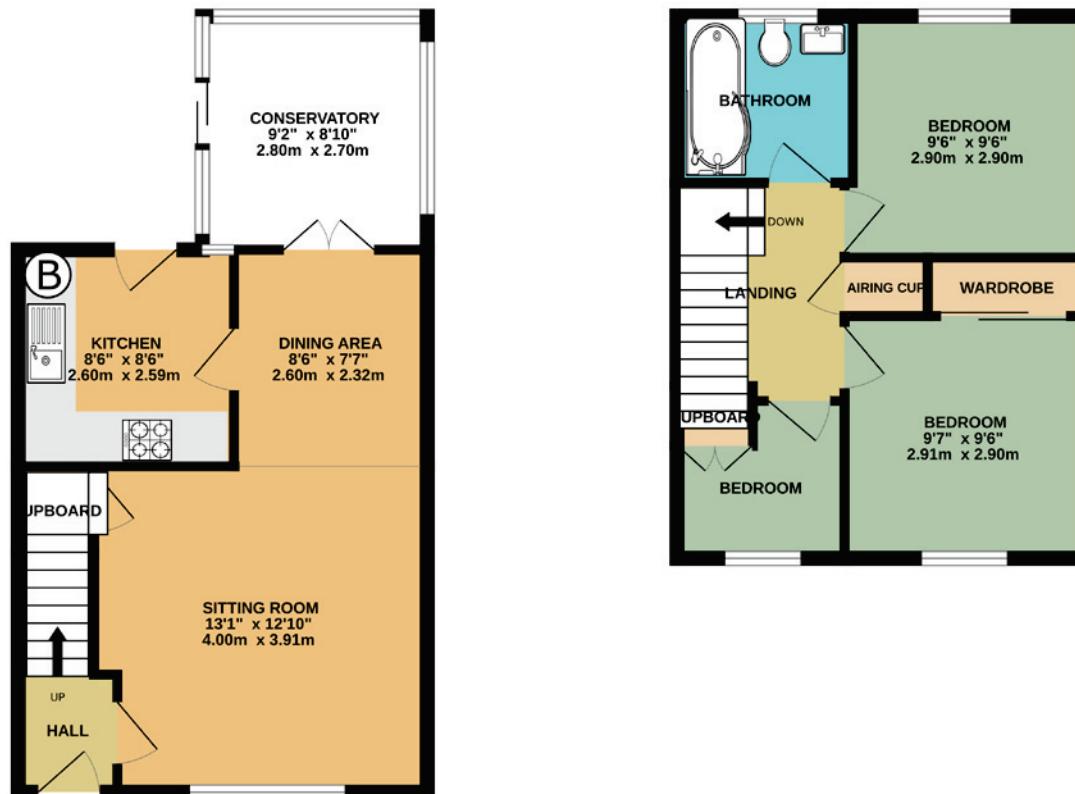
## Tenure

Vacant possession of the freehold will be given on completion.

Guide price: £215,000

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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 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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