



*15 Orchid Close,*  
Halesworth, Suffolk IP19 8ES



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Southwold - 8 miles  
Norwich - 24 miles

Sitting in an elevated position this semi-detached three bedroom family house has been extended to provide a wonderful spacious kitchen overlooking the good sized rear garden. Located in a close near the station and a short walk to the towns facilities.

Accommodation comprises briefly:

- Entrance lobby
- Open plan sitting/dining room
- Fabulous large well fitted Kitchen
- Utility and cloakroom
- Three bedrooms
- Stylish bathroom
- Large south facing rear garden
- Garage and driveway
- Gas central heating
- UPVC double glazed windows & doors
- Cul-de-sac location



### The Property

An entrance door opens into the hallway where stairs rise to the first floor. To the front is the good sized sitting room, a cupboard under the stairs houses the limescale removing unit. Leading off the sitting room is the dining area to the rear. A fabulous rear extension provides a large light kitchen which spans the width of the property, giving views across the rear garden and the town beyond.

The kitchen is fitted with an excellent range of base cupboards with a built-in dishwasher and a range cooker with double electric ovens, grill and ceramic hob with an extractor over. Patio doors open into the garden and the floor is fitted with ceramic tiling. A door opens into a utility room where there is plenty of storage and plumbing for a washing machine. The gas central heating boiler is housed here and a door gives access to the side garden. There is also a cloakroom with a w.c. and hand basin.

On the first floor there are two double bedrooms, and a third single bedroom. The main bedroom benefits from a fitted mirror fronted wardrobe. The lovely stylish bathroom comprises of a bath with a rainfall and a hand held shower, wash hand basin with cupboards below, w.c. and a heated towel rail which can run off the gas boiler and electric.



## Garden

A driveway to the front provides parking and leads to a single brick garage with power connected. The front garden is open plan and laid to lawn. Behind the garage is a timber garden shed. The good sized south facing rear garden is fully enclosed with lawns providing raised vegetable beds and edged with hedging, trees and borders planted with shrubs and flowers. Immediately behind the property is a raised paved patio and a pond surrounded by sleepers. The garden enjoys an elevated position with good views across the town.

## Location

The property is situated close to the Train Station and Cutlers Hill Surgery 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. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Mains water, drainage and electricity.  
Gas central heating.

### Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP19 8ES

EPC: C

### Agents Note

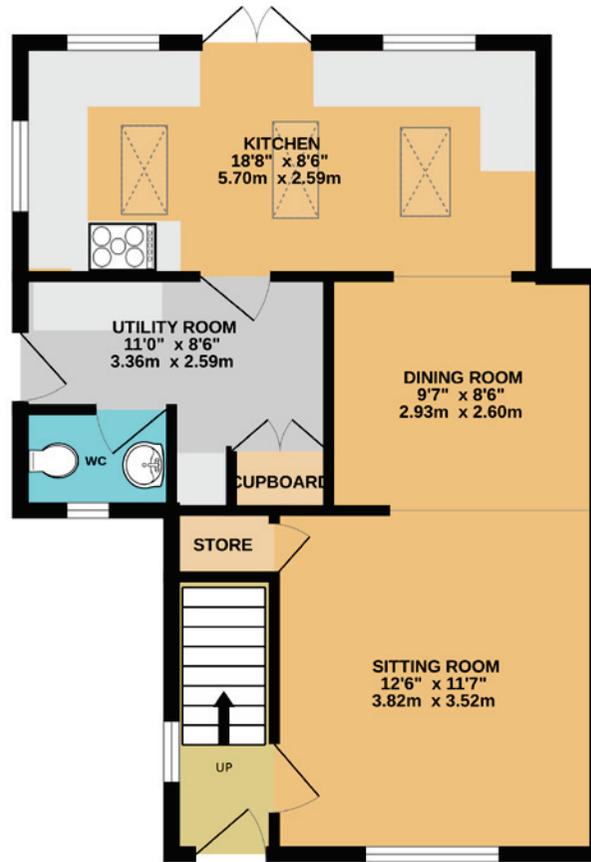
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

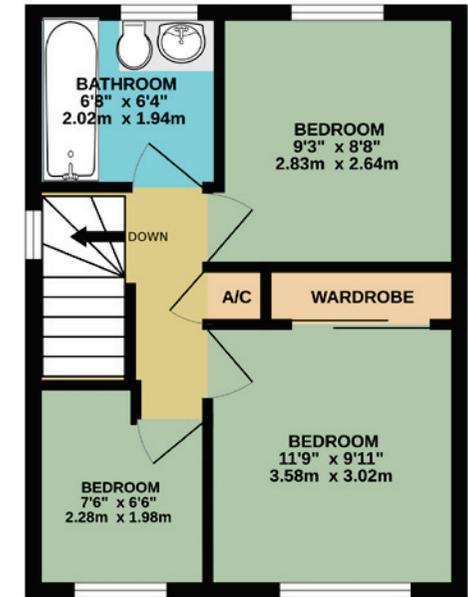
Vacant possession of the freehold will be given on completion.

**Guide Price: £285,000**

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only.

**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.



HALESWORTH OFFICE  
15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH  
Tel. 01986 888205  
halesworth@muskermcintyre.co.uk