



MM

19 Aldergrove Close,
Halesworth, Suffolk, IP19 8TB

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A very spacious four double bedroom detached family home with a fabulous 21ft kitchen/diner and large rear garden, nestled in a quiet close and within walking distance to the towns facilities.

Accommodation comprises:

- Entrance Hall
- Cloakroom
- Study
- Excellent re-fitted 21ft kitchen/diner with many appliances
- Utility room
- Large sitting room with an inglenook fireplace
- Master bedroom with a dressing room and an en-suite shower room
- Three further double bedrooms
- Family bathroom
- Conservatory
- Double detached garage with plenty of driveway parking
- Front and rear large lawned gardens
- Gas central heating
- Close to the town centre



The Property

A light and airy entrance hall with its galleried staircase leads into this lovely property, there is plenty of useful downstairs storage and the floor has recently been fitted with (LVT) 'luxury vinyl tiles' which continues throughout the kitchen/diner and utility room. There is a cloakroom fitted with a W.C. and hand basin. A good sized study can be found to the front aspect. The spacious kitchen/diner has recently been re-fitted and offers an excellent range of wall and base units with 'cloudy marble' quartz worktops with a matching central island which houses an induction hob with a stylish central ceiling mounted extractor over. There is a double butler style sink, two built-in electric ovens and a large American style fridge/freezer with plumbing. Also fitted is a dishwasher, a water softener and plinth lighting. There is also plenty of space for a dining table and chairs with double doors opening into the sitting room and a fully glazed door gives access to the rear garden. The utility room provides access to the side garden and provides matching wall and base units for extra storage. Also included is a washing machine and a tumble drier, the Worcester gas fired boiler is housed here. The double aspect sitting room with a stunning brick fireplace with oak Bessemer beam creates a main focal point. This room also benefits from feature oak ceiling beams adding a touch of character. French doors open into the dining room and also the spacious conservatory with double doors to the garden. Stairs rise from the entrance hall to the first floor landing, where access to the loft can be found along with two storage cupboards, one housing the Mega flow hot water tank. The master bedroom also offers a dressing area, with built-in wardrobes leading into the en-suite with a w.c., hand basin, shower and a heated towel rail. There are three further double bedrooms, one with built-in wardrobes, a family bathroom with a bath, w.c., hand basin, separate shower cubicle and a heated towel rail complete the accommodation.



Outside

A large gravel driveway provides parking for several cars and leads to the double detached brick garage. The garage also benefits from power and light along with a personnel door to the rear. The front garden is open plan and laid to lawn with a paved path leading to the front door. A side gate gives access to the surprisingly large and south facing lawned rear garden, which benefits from a paved patio area and various trees and shrubs all contained by timber fencing. There is a small private additional area behind the garage.

Location

The property is located in Aldergrove Close, at the end of a small quiet close. This development is very conveniently situated within close walking distance of Halesworth town centre.

The market town of Halesworth provides many independent shops, a 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. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only a short drive away.



Fixtures and 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 electric, sewerage and water.

Local Authority:

Suffolk Council District Council

Tax Band: E

Postcode: IP19 8TB

EPC Rating: tba

Agents Note

This 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 upon completion.

Guide price £595,000

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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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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