This REALLY GOOD SPACIOUS FAMILY HOUSE represents GOOD VALUE for the money! having an OPEN PLAN SITTING/DINING ROOM AND KITCHEN. 100ft REAR GARDEN, GARAGE & PARKING. Situated overlooking a small green in a POPULAR RESIDENTIAL AREA of the town.

Accommodation comprises briefly of:
• Spacious Hallway
• Open Plan Sitting /Dining room & Kitchen
• Three Bedrooms
• Bathroom & Separate Shower Room
• Attached Garage
• Gas Central Heating
• UPVC Double Glazing
• Large Rear Garden
• Chain Free

The Property
Entering the front door takes you into the spacious entrance hall with stairs leading to the first floor with cupboards beneath. A door takes you through to the reception rooms which have been opened up to provide open plan accommodation having a sitting room to the front with a large window bringing in lots of light and fully glazed patio doors at the rear in the dining area.

Then the kitchen can be found with a window overlooking the large rear garden, there are a range of timber wall and base cupboards, sink and plumbing for a dishwasher and washing machine and a freestanding Beko cooker. A door gives you access to the attached garage which then takes you out to the garden at the rear or front.

On the first floor there are three bedrooms, two are good doubles and one houses the Baxi gas central heating boiler. There is also a spacious family bathroom and a small separate shower room.
Outside
The front area of garden is planted with shrubs with a concrete driveway leading to the garage. The rear garden is approximately 100 feet deep and has a extensive paved patio immediately behind the house which expands to the width of the plot. The garden is grassed and edged with evergreen high hedging with a greenhouse and timber garden shed.

Location
Halesworth provides many independent shops, range of schools, 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. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes 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 Central heating. Mains electricity, water and drainage.
EPC Rating: C

Local Authority
Waveney District Council
Tax Band: B

Southwold – 10 miles
Norwich – 23.5 miles

Agents Note
It 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: £225,000

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