



Dukes Drive,
Halesworth, Suffolk



**MUSKER
McINTYRE**
ESTATE AGENTS

Dukes Drive, Halesworth, Suffolk

Accommodation comprises briefly:-

- Entrance Hall
- Generous Size Sitting Room
- Two Double Bedrooms
- Kitchen / Dining Room
- Shower Room
- Front & Rear Gardens
- Off Road Parking & Garage
- Close Proximity to Amenities
- Opportunity for Further Development
- CHAIN FREE



Newly refurbished with brand new gas central heating, this two bedroom detached bungalow is conveniently positioned a stones throw from Halesworth town centre and just a minute or so from the towns Co-operative Supermarket. The spacious surrounding gardens offer a good outside space and opportunity for further development. There are two good size bedrooms, a reconfigured kitchen/dining room with double opening doors and considerable sitting room with views to the front of the property. Off road parking to the rear boundary leads to the detached single garage with power and light. Finished to a good standard and offered to the market CHAIN FREE.



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.



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

NEW Gas fired central heating. Mains electricity, water and drainage.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP198TJ

Tenure

Vacant possession of the freehold will be given upon completion.

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.



Guide Price: £299,950

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Bungay	01986 888160
Norwich	01603 859343
Loddon	01508 521110
Harleston	01379 882535

www.muskermcintyre.co.uk

A member of  OnTheMarket™



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