



17 Greenbank,  
Halesworth, Suffolk



MUSKER  
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ESTATE AGENTS

# Greenbank, Halesworth

## Accommodation comprises briefly:-

- Entrance Hall
- Spacious Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Three Bedrooms
- En-suite Shower Room and Family Bathroom
- Lawned, shingled and paved Gardens
- Garage & Off Road Parking
- Gas Central Heating
- Fully Double Glazed



This detached modern house is located on the edge of town and situated in a quiet close. The property has a good sized sitting room with an attractive brick inglenook style fireplace and patio doors to the rear. The spacious kitchen has a 'Range Master' cooker and plenty of space for a table and chairs and ceramic tiled flooring. An archway takes us into the utility room where the gas central heating boiler is located, a door leads out to the rear patio. In the hallway beneath the stairs is a useful cloakroom and a staircase takes us to the first floor spacious landing. There are three bedrooms, the main bedroom to the front overlooks the deep lawned garden and enjoys an ensuite with a shower cubicle, w.c. and hand basin. The bathroom is fitted with a corner bath, another w.c. and hand basin.



## Outside

To the front of the house is a deep lawned garden and most of the garden can be found to the side of the house which has a large shingled and a separate lawned area. To the rear of the house is a walled and private patio which leads to the single garage which has a driveway and parking for two cars.

## Location

Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. 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 & 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

Gas central heating, mains water, electric and drainage.

Energy Rating: tba

### Local Authority:

East Suffolk Council  
Tax Band: D  
Postcode: IP19 8RP

### Tenure

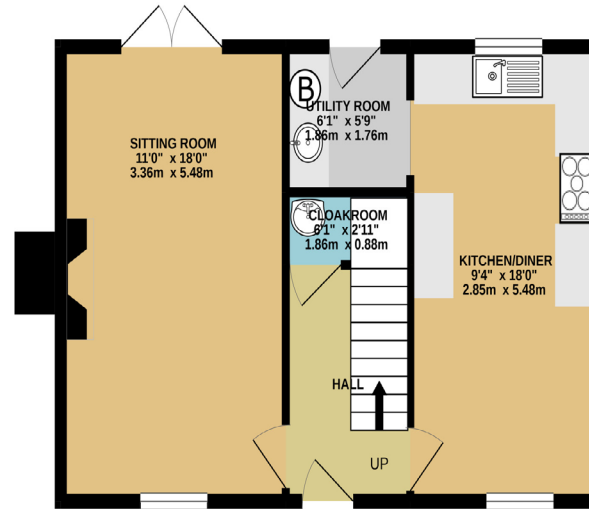
Vacant possession of the freehold will be given upon completion.

### Agents' Note

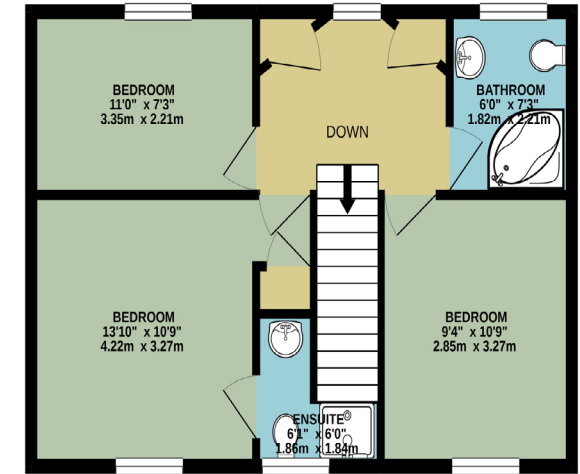
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £395,000**

GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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