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ESTATE AGENTS

Mill Road,
Rumburgh

This very well presented spacious four bedroom bungalow has been completely upgraded and now offers a very comfortable home with a stunning 22ft kitchen/dining room. Set on a 0.42 acre private plot, with the benefit of a large steel workshop/outbuilding, ideal for a classic car enthusiast or running a business from home. Situated within the lovely Suffolk village of Rumburgh.

Accommodation comprises briefly:

- Entrance porch and hallway
- Sitting room with woodburning stove
- Stunning 22ft Kitchen/dining room
- Utility and office/dressing room
- Four double bedrooms
- Large bathroom
- Oil fired central heating
- Large steel workshop/triple garage
- Private lawned and paved gardens
- Large shingle driveway
- UPVC double glazing throughout



The Property

The front entrance porch takes you into the hallway where the sitting room is found on your left hand side, this is a well proportioned light room with a fireplace housing a double sided wood burning stove as it's focal point. The kitchen/dining room to the rear with two sets of French doors opens out to the south facing rear garden and has the benefit of the wood burning stove in the dining area. The stunning German made kitchen has been recently fitted to include a separate island with many built-in appliances.



There are four double bedrooms with the master having an en-suite shower room with a w.c. and wash basin. The large contemporary family bathroom comprises of a double ended roll top bath, separate corner shower cubicle, w.c. and wash basin, both have 'Travertine' wall and floor tiling.

Leading from the en-suite is a utility room which opens into a further area which is currently used as an office or would make a good dressing room.



Outside

The driveway is approached through a five bar gate screened from the road by mature hedging and timber fencing, The large driveway to the front is shingled and provides plenty of parking. The property is set in a 0.42 acre plot which to the rear is mainly laid to lawn with paved areas.

There is a steel purpose built WORKSHOP 40ft x 20ft which is located to the rear of the garden with electrics and hydraulic car lift with three electronically operated roller doors, there are also three additional timber storage sheds.





Location

Rumburgh is a popular village with a public house, situated just over 4 miles from the market town of Halesworth.

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 coast-line 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, unless mentioned, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating and hot water. Mains electricity and drainage.

EPC Rating:D

Local Authority

Waveney District Council

Council Tax Band: D

Postcode: IP19 0NS

Halesworth - 4.5 Miles

Norwich - 22 Miles

Southwold - 13 Miles

Agents Note

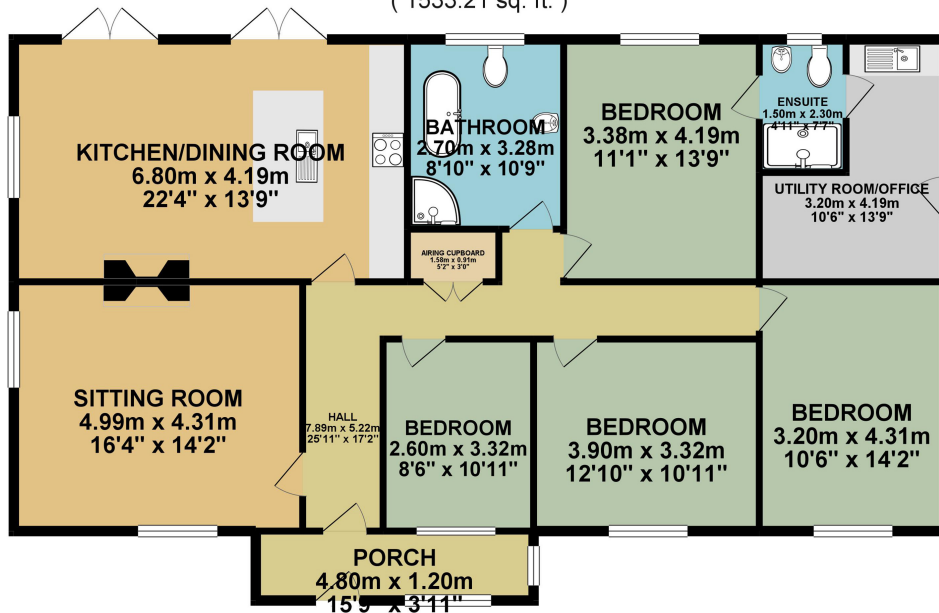
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.



**GROUND FLOOR 142.44 sq. m.
(1533.21 sq. ft.)**



TOTAL FLOOR AREA : 142.44 sq. m. (1533.21 sq. ft.) 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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Guide Price: £499,000

To arrange a viewing please call us on 01986 888205

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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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