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4 Church Road,  
Heveningham

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ESTATE AGENTS

A linked semi-detached house with three bedrooms, large garden and plenty of driveway parking. The property is located in the sought after rural location of Heveningham, a short drive away from the market town of Halesworth.

#### Accommodation comprises briefly:

- Entrance porch
- Sitting / Dining room with multi fuel stove
- Kitchen
- Ground floor Bathroom
- Spacious master Bedroom
- Two further double Bedrooms
- Driveway Parking
- Large Log Cabin
- Attractive large mature garden
- Electric heating
- UPVC Double Glazing



#### The Property

Stepping through the front porch a further door will take you into a generous hall, where stairs rise to the first floor. Off to your left will lead into the kitchen which is fitted with a good range of kitchen units with a built-in double oven and induction hob.

To the rear of the house we find the sitting room which opens into a dining area, sliding patio doors overlook the south east facing rear garden with a further window in the dining room. There is a feature brick fireplace as it's focal point housing a multi-fuel stove and the heating is enhanced by electric heating. Leading off the kitchen a hallway takes you to a utility room and the bathroom, the bathroom comprises of a three piece coloured suite with a window to the side. A door from the side hall leads outside.







Leading off the first floor landing our three bedrooms, all are doubles with wardrobe space, with the master having a good range of built in wardrobes and cupboards. The two larger bedrooms overlook the rear garden and the smaller one to the front aspect.





## Outside

To the front is a deep garden with a block paved driveway with plenty of parking. The paving continues to the side and gives access to the rear garden. The rear garden is well established with lawns interspersed with mature trees and shrubs and is deep (the overall plot measures 63 metres by an average of 9 metres wide). A newly erected timber fence has been constructed to the left boundary. There is also a useful large log cabin which measures 6.5 metres by 4.5 metres which would make a useful home office, as power is connected.

## Location

The property is located in the sought after rural location of Heveningham, a short drive away from the market town of Halesworth, home to the impressive Heveningham Hall and the July Heveningham Country Fair. Halesworth provides many independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving center of arts for the community called The Cut which is used as theatre, cinema, exhibitions and workshops. There is also a train station with links to London Liverpool Street.





### 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

Mains electricity and drainage. Electric heating

### Local Authority

East Suffolk Council  
Council Tax Band: B  
EPC: tba

Southwold – 15.2 miles

Halesworth – 5.0 miles

Ipswich – 26.8 miles

### Agents Note

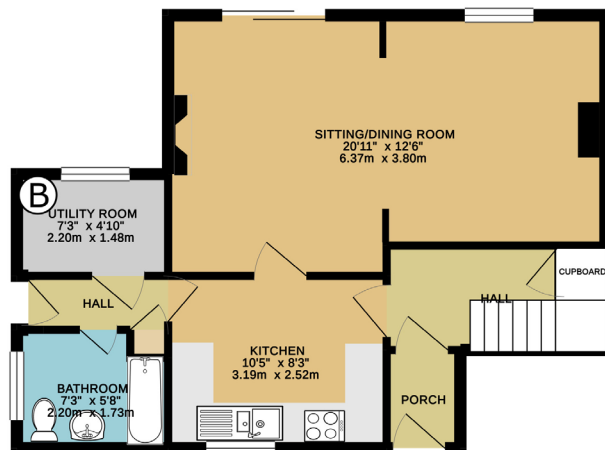
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

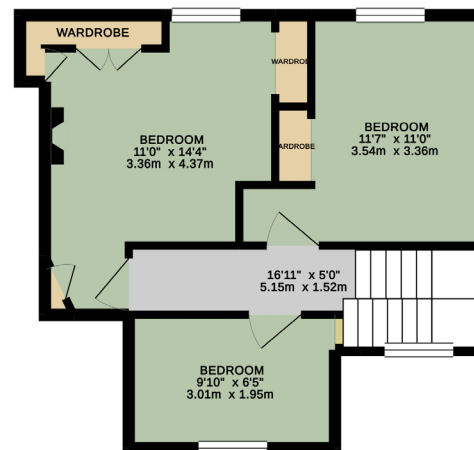
Vacant possession of the freehold will be given upon completion.



**GROUND FLOOR 494 sq. ft.**  
( 45.9 sq. m. )



**1ST FLOOR 378 sq. ft.**  
( 35.1 sq. m. )



**TOTAL FLOOR AREA : 872 sq. ft. ( 81.0 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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**Guide Price : £245,000**

**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.