



24 Barley Meadow, Halesworth



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## Barley Meadow, Halesworth

A spacious detached bungalow situated in a very desirable close of similar properties, with a double garage and an attractive rear garden which backs onto fields. Offered chain free.

### Accommodation comprises briefly:-

- Spacious Entrance Hall
- L-Shaped Sitting/Dining Room
- Cloakroom
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom & En-suite Shower Room
- Gas Central Heating
- Attractive Rear Garden
- Double Garage & Block Paved Drive
- Popular quiet close



The front door opens into an spacious entrance hall with doors leading off to the double garage, cloakroom and a conservatory to the rear. The generous sitting room with a fireplace housing an electric fire opens into the dining room with a sliding patio door and window, both enjoy views over the lovely rear garden. The kitchen is fitted with wall and base cupboards and a door gives access to outside and the side of the property. The recently installed gas central heating boiler is situated in the corner of this room. Off a inner hall are three bedrooms, two of which are doubles and one single. The main bedroom with a box bay window to the front has an en-suite shower room and there is also a family bathroom. Both double bedrooms have fitted wardrobes.

This bungalow has been well looked after having only one owner since it was constructed in the 1980's and would now benefit from some upgrading.





## Outside

To the front of the house is a block paved driveway with plenty of parking leading to the double garage with up and over doors, internal doors to the entrance hall and to the rear garden. To the rear is a well tended good sized garden which backs onto fields. There is a paved patio with raised beds, rose bed and the large lawn is edged with shrub and flower beds.

## Location

Halesworth provides many independent shops and a train station with services to London Liverpool Street. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



**GROUND FLOOR**  
1399 sq.ft. (129.9 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

Gas fired central heating. Mains drainage, electricity and water connected.  
Energy Rating: TBA

#### Local Authority:

East Suffolk Council  
Tax Band: TBC  
Postcode: IP19 8PG

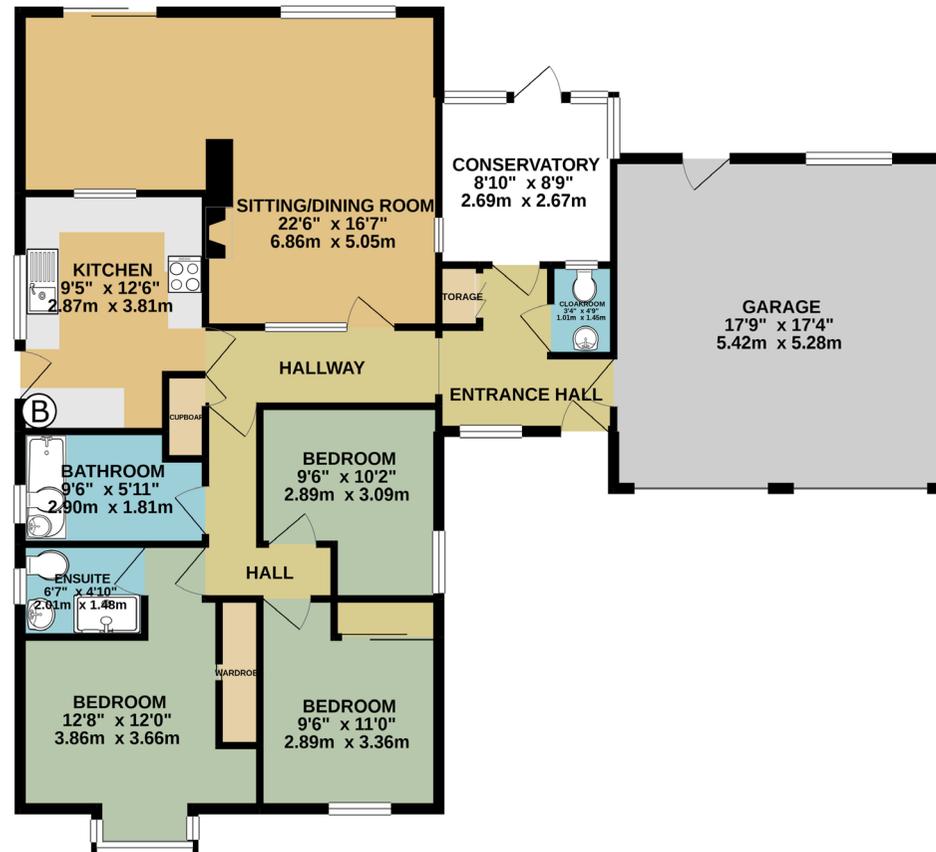
#### Tenure

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**



TOTAL FLOOR AREA: 1399 sq.ft. (129.9 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.

**HALESWORTH OFFICE**

15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH

**Tel. 01986 888205**

[halesworth@muskermcintyre.co.uk](mailto:halesworth@muskermcintyre.co.uk)