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6 The Paddocks

Halesworth, Suffolk IP19 8RR

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ESTATE AGENTS



Southwold - 9 miles
Norwich - 26 miles

This modern detached three bedroom house benefits from well maintained accommodation and gardens. Located in a popular residential area. Offered chain free.

Accommodation comprises briefly:

- Entrance hall with cloakroom
- Sitting/dining room
- Kitchen
- Bathroom
- Two double bedrooms
- Single bedroom
- Well maintained garden
- Gas central heating
- UPVC double glazed windows and doors
- Block paved driveway
- Attached garage with electric door
- Lots of potential to extend and put your own stamp on!



The Property

A front door opens into a hallway, where stairs rise to the first floor and a cloakroom with a w.c. and hand basin. The sitting room has a window overlooking the front drive and a feature brick fireplace. To the rear is the dining area with glazed sliding patio doors giving access to the rear garden. Leading off the hall is the kitchen consisting of wall and base cupboards, a freestanding electric cooker with a gas hob and a washing machine. There is a useful under-stairs pantry. The gas central heating boiler is wall mounted here. A door to the side gives access to the rear garden.

Off the first floor landing are three bedrooms, the main double bedroom offers plenty of storage with a mirror fronted built-in wardrobe. There is a further double bedroom and a small single room, which would make an ideal study or nursery. The bathroom comprises of a bath, hand basin with a w.c. and an electric heated towel rail. An airing cupboard houses the hot water cylinder.



Garden

The frontage is block paved to provide plenty of parking and an attached single garage has an electric door with a personal door to the rear, with power and light connected. The rear garden is well maintained and enclosed with timber fencing, a central lawn is edged with flower and shrub beds, with a timber garden shed and a side gate gives access to the front of the house

Location

The property is situated within a close in a popular residential area of the town. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. The town has a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

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

Local Authority

East Suffolk District Council

Tax Band: D

Postcode: IP19 8RR

EPC: C

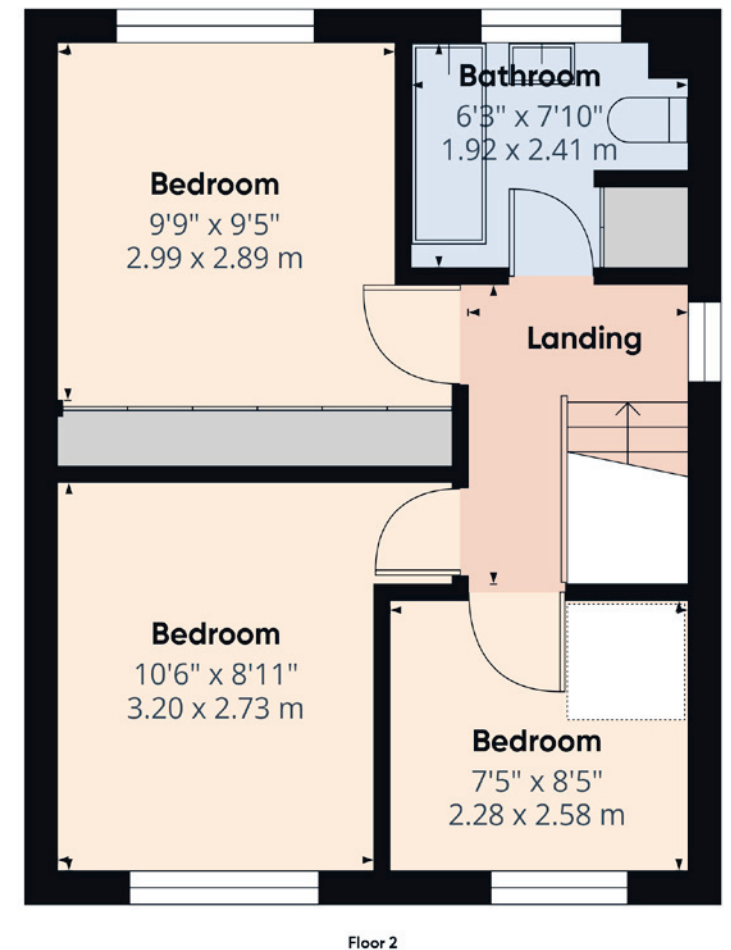
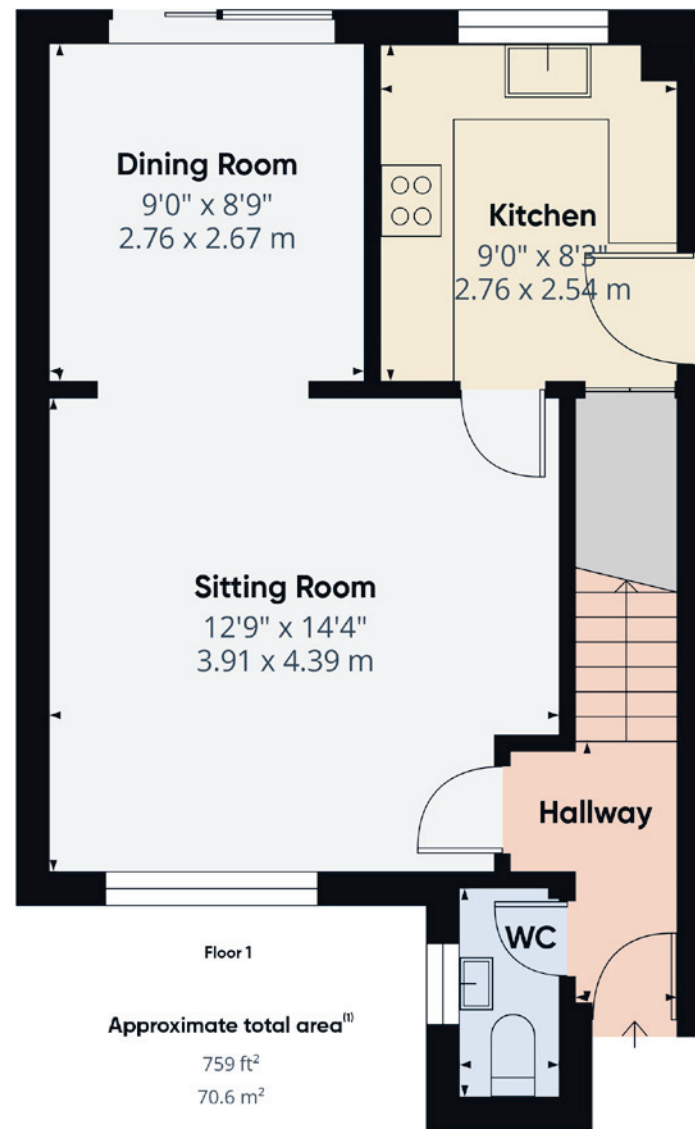
Agents Note

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 on completion.

Guide price: £285,000



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Harleston 01379 882535
Loddon 01508 521110

www.muskermcintyre.co.uk

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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