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12 The Poplars, Spexhall
Halesworth, Suffolk IP19 0RD

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**MUSKER
McINTYRE**
ESTATE AGENTS



Southwold - 8 miles
Halesworth - 3 miles

This beautifully presented three bedroom semi-detached house has been transformed by the current owners to provide stylish open-plan ground floor living, with further potential to extend into the attached garage (subject to planning). Both deep front and rear gardens are fenced and a driveway offers plenty of parking.

Accommodation comprises briefly:

- Open plan sitting room with a wood-burner
- Large well fitted kitchen/diner
- Cloakroom & a utility area in the garage
- Three bedrooms
- Bathroom with bath tub & shower cubicle
- South facing rear garden with attractive sandstone patio & deep fenced front garden
- Attached garage with potential to convert to living accommodation and driveway
- Oil-fired central heating



The Property

An entrance door opens into the hallway where stairs rise to the first floor. To the front is the good sized sitting room which opens into the kitchen/diner to the rear, a wonderful open-plan room with a stylish wood-burner and wood effect LVT 'Luxury vinyl tiling' which is found underfoot throughout most of the ground floor. The dining area to the rear has fully glazed patio doors to the rear garden. The large light kitchen is fitted with an excellent range of dark blue wall and base cupboards with a built-in dishwasher and an electric oven, ceramic hob and fridge. Off the entrance hall is a cloakroom fitted with a w.c. and handbasin and internal access to the garage where the oil-fired boiler is sited, also the owners have made a utility area with plumbing for a washing machine. On the first floor there are two double bedrooms, and a third single bedroom currently used as a dressing room. The bathroom comprises of a bath, wash hand basin, w.c. and a separate shower. The property is offered in excellent condition with the benefit of oil central heating.



Garden

The rear garden is fully enclosed with timber fencing, mainly lawned with an attractive sandstone paved patio area directly behind the property, a garden gate to the side gives access to the driveway, which provides parking for up to three vehicles. To the front, the property benefits from a generous enclosed garden, set back from the road, with a combination of lawn and slate for ease of upkeep.

Location

The property is located in the village of Spexhall within easy reach of Halesworth and the Heritage Coast. 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. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



Fixtures & Fittings

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

Services

Mains water, drainage and electricity.
Oil-fired central heating.

Local Authority

East Suffolk District Council

Tax Band: C

Postcode: IP19 0RD

EPC: D

Agents Note

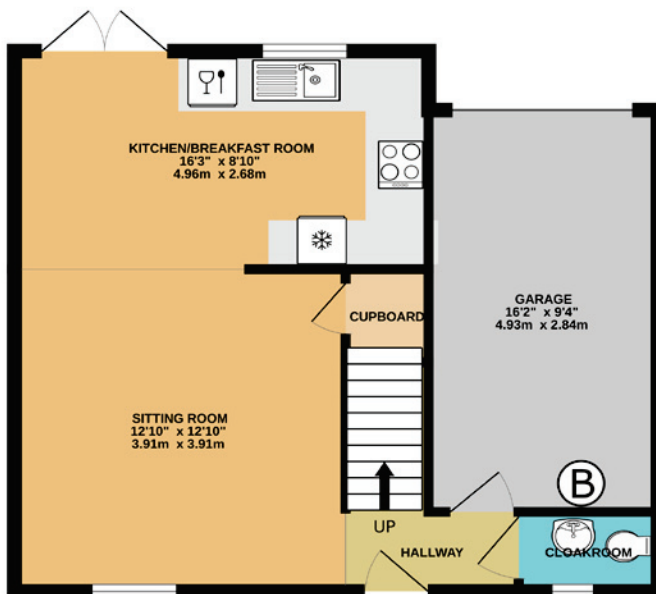
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

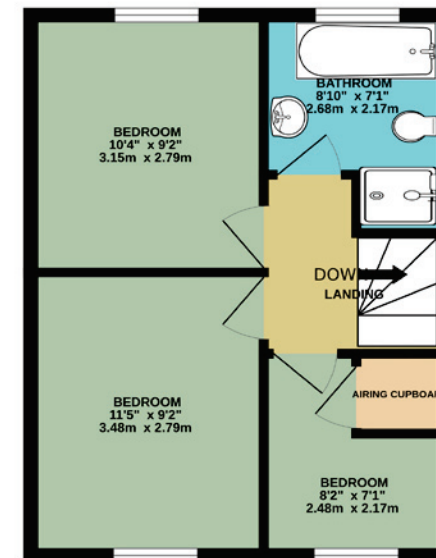
Vacant possession of the freehold will be given on completion.

Guide Price: £290,000

GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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