



41, Chediston Street,
Halesworth, Suffolk IP19 8BE

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This deceptively spacious four bedroom Grade II Listed house dates back to the 15th Century. Situated in one of the prettiest streets in the town and close to The Thoroughfare's shopping facilities. The house has been carefully restored and provides very well presented accommodation.

Accommodation comprises briefly:

- Entrance lobby & study
- Wonderful sitting/dining room with a fireplace housing a wood-burner
- Hand made Kitchen with fitted appliances
- Cloakroom & bathroom
- Family room with a second wood-burner
- Cosy snug in the cellar with an air conditioning unit
- Large 1st floor landing and boiler room
- Three 1st floor bedrooms- one with a study/dressing area
- Exceptionally large 2nd floor master bedroom with a walk-in shelved wardrobe
- Good sized lawned rear garden with an attractive reclaimed brick patio
- Gas central heating & secondary double glazing
- A short stroll to shops and the towns facilities
- Full of period features with stylish modern touches



The Property

The front door opens into a lobby and then an excellent light sitting/dining room with white ceiling beams and a fireplace housing a recently installed wood-burning stove. There is a recess for coats and shoes and a cloakroom with a w.c. and hand basin. A door to the front opens into a small office with a period fireplace. Leading off the sitting room to the rear is the recently re-fitted kitchen with its hand made kitchen cupboards, to include an integrated electric oven, plate warmer, microwave, gas hob with extractor hood and a washing machine. A stable door opens into the rear garden. Stairs off the sitting room lead to the first floor and further stairs up to the family room and the basement snug. The family room has a wood-burner again recently installed. A lovely room with a high ceiling and a deep window overlooking the garden. The third reception in the basement acts as a cosy snug/tv room with air conditioning. Off the spacious first floor landing are three double bedrooms, the rear bedroom has the added addition of a dressing or study area. There is also a boiler room off the staircase where the gas combi boiler is housed with shelved storage. The bathroom provides a bath with a shower over, w.c. wash basin and heated towel rail. On the second floor is a very generous master bedroom with a shelved dressing area. This excellent restored house retains many of its period features, such as exposed timbers, fireplaces and doors with some door made from reclaimed materials, column radiators and many stylish modern touches.



Outside

At the rear, there is a delightful private good sized garden, immediately behind the house is an attractive re-claimed brick patio with steps leading up to a lawn edged with shrubs with a mature olive and cherry tree. A further paved patio is found to the rear with a small greenhouse and a large timber storage shed. A garden gate next to the house gives the owners pedestrian right of way to the rear of no.40. The Owners currently have a private agreement to park three vehicles on land close-by.

Location

The property is situated a short stroll to all the town's facilities. 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 within walking distance is the 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: B

Postcode: IP19 8BE

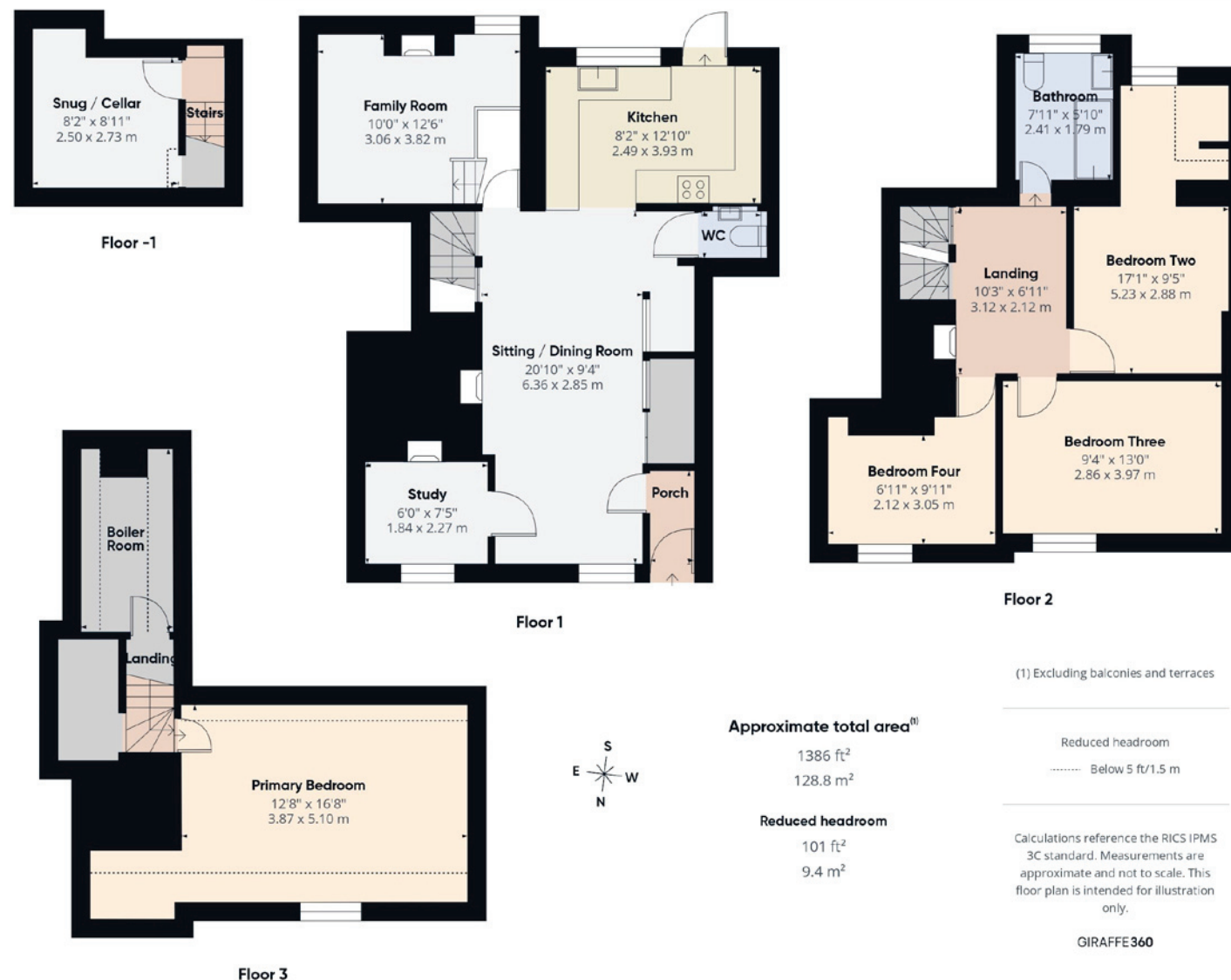
Agents Note

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: £400,000



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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