

Floss Arvum, Harrisons Lane

Halesworth, Suffolk, IP19 8PX

MUSKER McINTYRE
ESTATE AGENTS



This extremely spacious three double bedroom detached bungalow is set back from the road on a deep plot. Situated within the town in a non-estate location and offered with no onward chain.

Accommodation comprises:

- Spacious hallway
- Large light open plan sitting/dining room
- Well fitted kitchen
- Three good sized double bedrooms
- Bathroom with a separate w.c.
- Conservatory
- Long block paved driveway providing plenty of parking leading to a garage
- Gas central heating condensing boiler
- Deep lawned garden
- Approximately 1/4 acre plot
- Within walking distance of the train station and the town centre



The Property

The door opens into the kitchen which is well fitted with light wood effect wall and base cupboards to include a washing machine and dishwasher, a water softener has also been fitted and a freestanding electric cooker and a fridge/freezer. Leading off the kitchen is a very spacious hallway with an airing cupboard and a coat cupboard. A door gives a second entrance to the side where the owners have also had a lovely conservatory constructed. There is a generous sized sitting/dining room situated at the front of the bungalow with large windows on all three aspects overlooking the gardens and making this a wonderful very light open plan area. Off the long hall to the rear are three good sized double bedrooms, two of the rooms have built-in cupboards. The bathroom is fitted with a bath with a hand held shower over, a hand basin and a heated towel rail. The property has the benefit of a gas condensing boiler for central heating and upvc double glazing has been installed throughout.









Outside

To the front of the property is a deep lawned garden with a long block paved driveway which runs beside the property leading to a single detached garage in the rear garden. The drive can accommodate several cars. The large garden consists of lawns which surround the bungalow with mature trees and shrubs. At the rear are two garden sheds, a potting shed, fruit cage, small summer house and several fruit trees. The overall plot measures approximately 1/4 acre.

Location

Situated close to the town's facilities, the market town of Halesworth provides many independent shops, a school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only a short drive away.





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

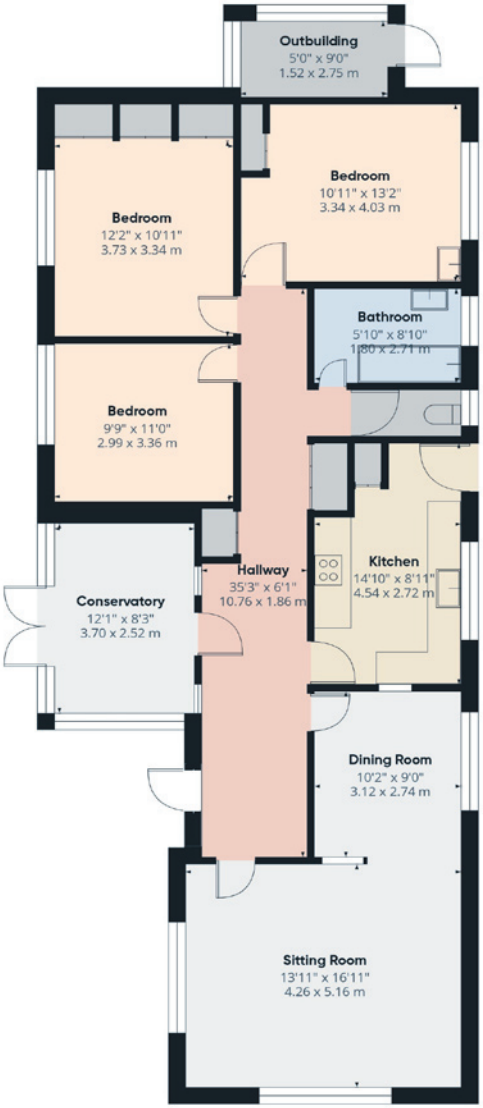
Services
Gas central heating, mains electric, sewerage and water.

Local Authority:
East Suffolk Council
Tax Band: D
Postcode: IP19 8PX
EPC Rating: C

Agents Note
This 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.

Guide price: £300,000 - £325,000



Approximate total area[1]
1290 ft²
119.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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