



*Peddars Way, Chediston, Halesworth*



**MUSKER  
McINTYRE**  
ESTATE AGENTS

Halesworth - 2.9 miles

Bungay- 12.1 miles

Norwich - 27.9 miles

A far cry from the traditional bungalow it once was, this beautifully renovated property offers versatile living space, fun for all the family and amazing views over rolling countryside.

Accommodation comprises briefly of:

- Entrance Hall
- Sitting room
- Kitchen/Dining Room
- Family Bathroom
- 3 Bedrooms
- Log burner
- Bi fold patio doors
- Incredible garden with seating areas, built in BBQ
- Field views
- Garage
- Parking for several cars
- Short drive from Halesworth Town Centre
- Brand new Combi boiler fitted this year



#### The Property

One enters the property via a painted wooden door, which opens into the entrance hall; there is a storage cupboard to the left offering ideal space hanging coats and shoes. The hallway flows through to the sitting room, which is a fantastic space for relaxing with a double-sided fireplace housing multi fuel burner. An open walkway leads through to the generous kitchen/diner, offering electric hob with extractor hood over, eye level electric oven, integrated dishwasher, double butler style sink and integrated fridge/freezer. There is also a variety of wall and base units and large breakfast bar area. The dining area will accommodate a large dining table and has bi-folding doors opening on to the patio. Going back through to the hallway, to the other side of the property, one can find a large family bathroom with double ended slipper bath, WC and hand wash basin. Three double bedrooms, one with 2 built in storage cupboards, complete the internal accommodation.







#### Fixtures and Fittings

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

#### Services

LPG fired central heating. Mains electricity. Private drainage.

#### Local Authority

Waveney District Council

Tax Band: D

Postcode: IP19 0AE

#### 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 upon completion.

#### Outside

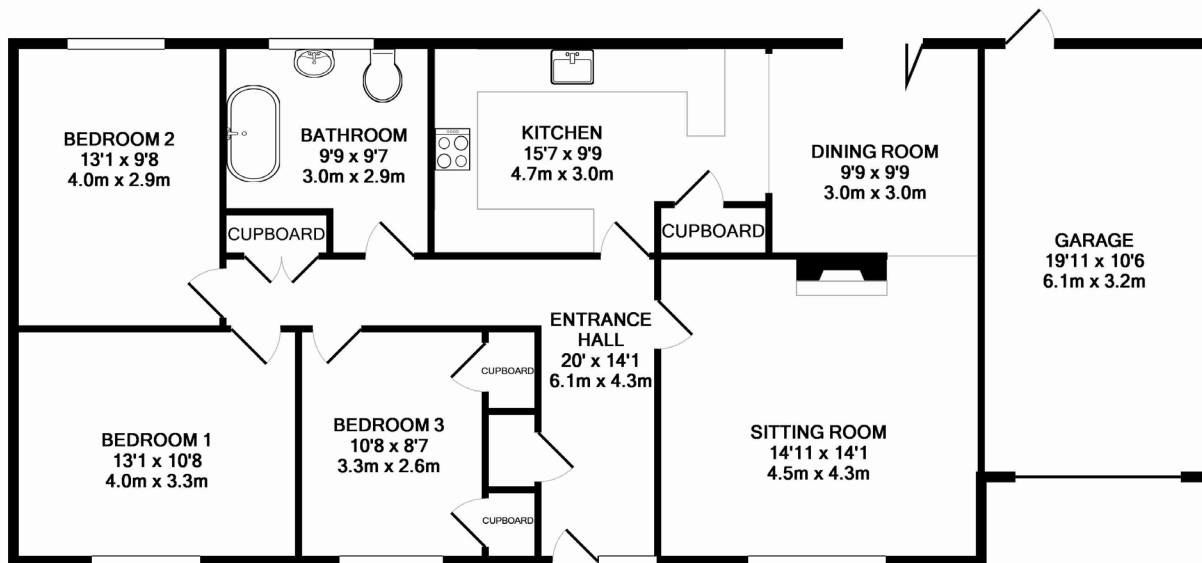
The property sits at the top of a gravel driveway offering parking spaces for several cars. A double length garage is also accessed by the drive way.

To the rear of the property is an amazing family space offering a large decked BBQ area, with built in seating areas and BBQ. Adjacent to this area is large climbing frame and children's play house. Another decked area offers further built in seating and fire pit. Aside from the entertaining areas the rest of the garden is laid to lawn and boasts amazing views over rolling country side.

#### Location

Chediston is located a short drive away from Halesworth Town Centre. Halesworth provides many independent shops, public houses, schools, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called The New Cut which is used as theatre, cinema, exhibitions and workshops. There is a train station with links to London Liverpool Street.





TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 NB1. 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.

Becles: 01502 710180  
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Loddon: 01508 521110  
Diss: 01379 644822



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15A Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH  
Tel: 01986 888205  
halesworth@muskermcintyre.co.uk