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The Willows, Halesworth,
Halesworth, Suffolk

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ESTATE AGENTS

Lungay- 8.4 miles
Southwold- 9.1 miles

This semi-detached 3 bedroom, 2 reception room cottage with off road parking is a rare opportunity close to the Halesworth town centre.

Accommodation comprises briefly of:

- Entrance hall
- Sitting room
- Dining room
- Kitchen/Breakfast room
- Downstairs bathroom
- 3 bedrooms
- Cottage Garden
- Off road parking
- Garage

The Property

A path leads through the front garden to the front door of The Willows, into a light and airy entrance hall. Inside the property is a good sized dining room with pine flooring and an open fireplace. The sitting room offers plenty of space, windows overlooking the front gardens, and a handsome fireplace. Just off the entrance hall leads into a gorgeous kitchen/breakfast room, with a range of wooden wall and base units, ceramic sink and drainer, gas oven with six ring range gas hob and extractor hood. There is space and plumbing for washing machine, in addition to space for fridge/freezer. A downstairs bathroom with walk in shower, and separate bath can be found at the end of the hall. The property also has a very useful utility room with rear access. Stairs rise from the entrance hallway to the first floor with three double bedrooms just off the landing, with the master bedroom also boasting a handsome cast iron fireplace.

Outside

The Willows garden has a cottage feel with a patio area and vegetable plot. The property benefits from an off road parking space and single garage.





Location

The property is located on the Holton Road just past the bridge. Halesworth provides many independent shops, public houses, 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 Norwich and London Liverpool Street.

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 fired central heating, all mains connected.

Energy Performance Rating: D

Local Authority:

Waveney District Council

Tax band: B

Postcode: IP19 8HB

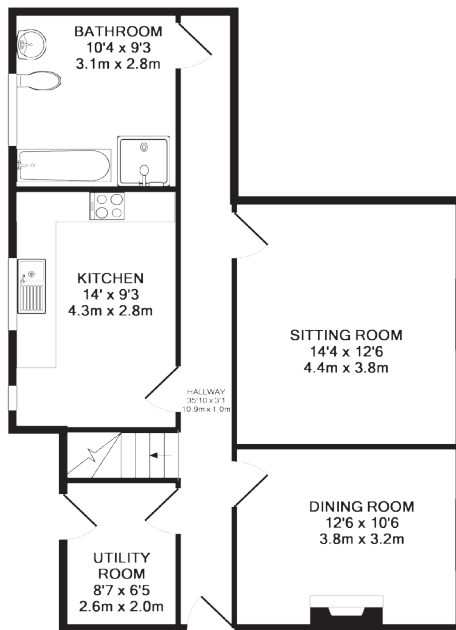
Agents Note

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.

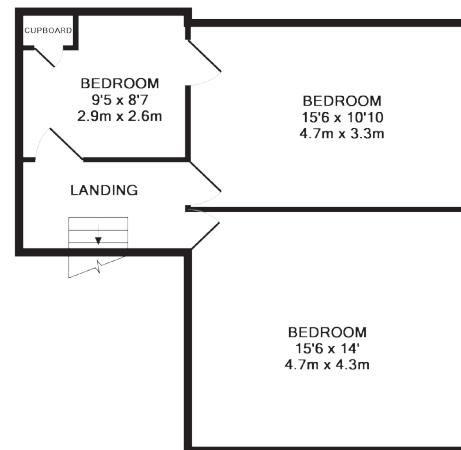
Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price: £275,000



GROUND FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.8 SQ.M.)

To arrange a viewing please call us on 01986 888205

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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.