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36 London Road,
Halesworth, Suffolk

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McINTYRE
ESTATE AGENTS



Southwold - 9 miles

Ipswich - 31 miles

Norwich - 24 miles

Sympathetically refurbished and restored by the current owner, this semi-detached four bedroom Georgian house retains many original features. The house also benefits from a stunning landscaped walled garden, driveway parking and is within easy walking distance to the town centre.

Accommodation comprises briefly:

- Attractive entrance hall with elegant staircase
- Spacious kitchen/dining/family room
- Handsome sitting room with fireplace
- Utility room
- Wet room
- Three first floor bedrooms
- Good-sized bathroom
- Generous attic bedroom
- Gas central heating
- Stunning landscaped walled garden
- Driveway parking
- Many period features including doors, sash windows, high ceilings, cornices and shutters
- Attached brick stores
- Chain free



The Property

The front door opens into a stylish entrance hall with an elegant staircase with a cupboard beneath. The sitting room is situated to the front with a sash bay window complete with original pine shutters and a fireplace with a cast-iron open fire. Beech parquet flooring is laid throughout the ground floor. To the rear and leading off the hallway is the outstanding kitchen/dining room with ample space for sitting by the wood burner. The well-fitted kitchen features a customised stainless steel worktop and oversized sink over a range of base cupboards, fridge, dishwasher, Neff electric oven and five burner gas hob. A door to the rear leads to a tiled lobby and the utility room with useful built-in larder and stores, sink, washing machine and water softener. A further cupboard houses the gas central heating boiler (2018) and hot water cylinder (2021), and beyond is a wet room with shower, basin and W.C. Charming doors open onto the dining/socialising area of the rear walled garden. Off the first floor landing are three bedrooms: a single which is currently used as an office, and two generous doubles with built-in wardrobes. The well-appointed bathroom provides a large double-ended cast-iron bath, rectangular wash basin and W.C. A staircase off the single bedroom gives access to a beautiful attic room with plenty of eaves storage. The property is offered in excellent order and retains many period features such as sash windows, pine doors, brass door furniture, ceiling cornices, exposed floorboards and an oak banister.



Gardens

To the front of the house a driveway provides off-road parking, (no.35 has access only across the front of the drive to their garage). The house is well screened by evergreen hedging and the focus of the front garden is a spiral-design in brick and York stone. A gate to the side opens to a unique 'secret' walled garden, professionally-designed to be 'low maintenance and drought resistant'. This stunning mature private garden with its paved and gravelled areas is interspersed with small trees, flowering shrubs, flowers and climbers. The planting plan features mainly white flowers – including a variety of roses, peonies, clematis, wisteria, lavender, hydrangeas – and the garden offers a lush naturalness, especially through the summer. Clipped box hedges surround raised beds, paved areas of York stone are perfect for sitting out, and a purpose-built oak pergola with climbers creates a shaded area on hot days. To the rear of the property are two attached brick stores, one fully-shelved out, and a further timber shed.

Location

The property is within easy walking distance of both the town's facilities and rural walks. 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, electricity and drainage connected.
EPC Rating: E

Local Authority

East Suffolk District Council
Tax Band: C
Postcode: IP19 8LR

Agents Note

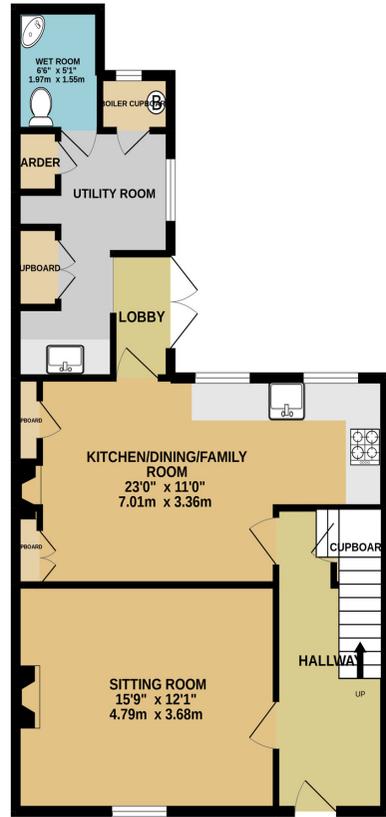
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

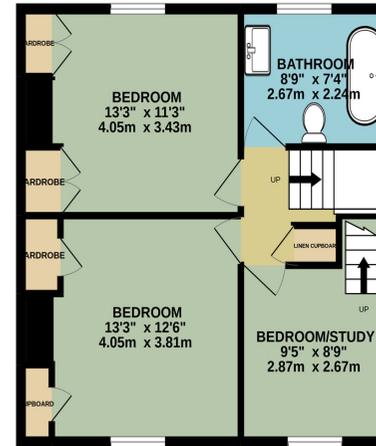
Vacant possession of the freehold will be given on completion.

Offers in excess of £465,000

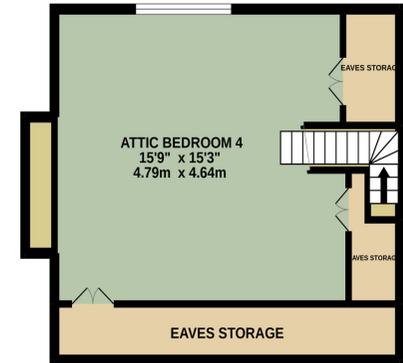
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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To arrange a viewing, please call 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.



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