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Gainsborough Drive,
Halesworth, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

In a quiet cul-de-sac setting, complete with a south-westerly facing garden, this extended two bedroom terrace is offered in move-in condition throughout, complete with some standout features for it's price point, including an immaculate kitchen / dining room extension, a first floor bathroom and a residents car park, offering exceptional value for money as a first buy, downsize or investment.

Accommodation comprises briefly:

- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Family Bathroom
- Master Bedroom
- Further Single Bedrooms
- Good Sized Front & Rear Gardens
- Residents Carpark



Property

This move-in-ready home welcomes you into a convenient porch for storing coats and shoes, before leading into the centrally located sitting room; featuring a calming colour palette and decorative panelling to create a warm and sophisticated hub of the home. The contemporary, bright-feeling kitchen offers an integrated oven, microwave and hob and has been extended to offer space for a dining table and chairs, as well as patio doors out to the south-westerly facing garden, creating a seamless indoor-outdoor flow. Upstairs there are two bedrooms; with the primary bedroom offering enviable fitted storage; along with the well-appointed family bathroom; offering a WC, vanity basin and a shower over a P-shaped bath.







Outside

The property enjoys a manageable plot to front and back, with the rear garden enjoying a private feel and an enviable south-westerly orientation, gaining ample sunshine throughout the day. With a patio area for outside dining, the garden is mostly laid to lawn, with a flower bed providing year-round colour, a shed providing storage and a rear access gate providing practicality. Beside the row of terraces and to the right, is a car parking area for residents to park off road.

Location

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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating with combi boiler.
All mains connected.

Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: IP19 8TL

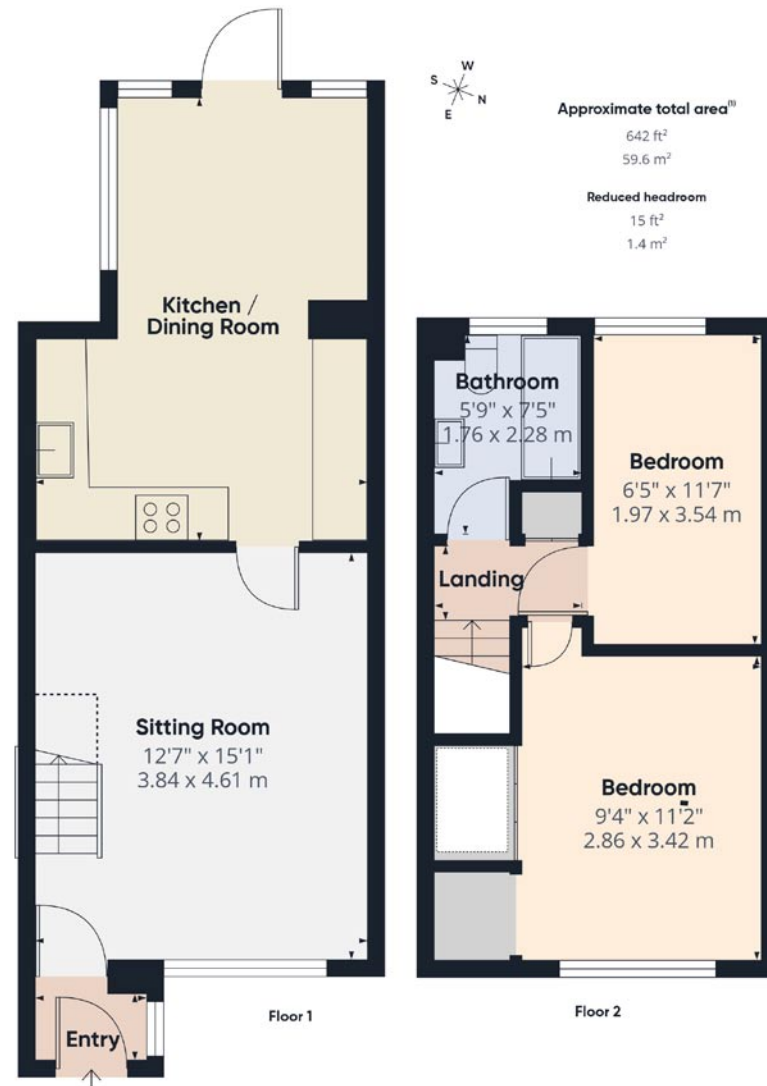
Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £190,000 - £200,000



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Halesworth 01986 888205
Loddon 01508 521110
Bungay 01986 888160

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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