
11 Princes Green,
Halesworth, Suffolk, IP19 8DP
MUSKER
McINTYRE
ESTATE AGENTS



Situated in a pleasant cul-de-sac looking out over a green, this two bedroom semi-detached bungalow presents a fantastic opportunity to simply move straight in, enjoying the convenience of Halesworth town centre approximately 10 minutes walk away. With ample parking, and a joyous, southerly facing garden to the rear, this bungalow is a real "must view"

Accommodation comprises:

- Entrance hallway
- Open plan kitchen/dining/garden room, flowing into the sitting room
- Well fitted pale grey high gloss kitchen with integrated appliances
- Two large double bedrooms
- Stylish shower room
- Garage with electric door
- South facing rear garden with a summerhouse
- Driveway for multiple vehicles
- Gas central heating
- Double glazing throughout
- Situated overlooking a green



The Property

The home welcomes you into the entrance hall offering LVT flooring and a useful storage cupboard for coats and shoes. The two double bedrooms and the well appointed shower room are situated towards the front of the home, allowing the main living areas to orientate towards the garden; one of the bungalows best features. The sitting room is a generous space to welcome guests and flows nicely into the garden room which runs along the rear of the property. With space for a dining table as well as soft seating, the versatile (and heated) garden room allows panoramic view of the southerly facing garden and offers a sociable flow to the home, as it opens into the contemporary kitchen. With gloss grey units complementing pastel yellow walls, the kitchen has a bright-feeling and boasts an integrated oven and hob to get you started. A rear porch provides alternative entry and space for some of your household essentials, such as a hoover or airer.









Outside

The bungalow offers a quiet lifestyle, fronting an attractive green space. A manageable front lawn complements a lengthy driveway for multiple vehicle parking, with power, lighting and an electric roller door found in the homes single garage. The rear garden has been lovingly landscaped over the years, offering great privacy and an enviable orientation towards the south. With a sun-soaked patio to relax and dine, you can enjoy a manageable lawn, small pond and an array of well stocked borders / flower beds, providing year-round colour and interest. A sizeable summerhouse provides further rest and relaxation, nicely concealing a functional area of the garden for hanging your washing and accessing the garage through a personnel door.

Location

Halesworth provides many independent shops, Primary 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. There is a train station with services to London Liverpool Street via Ipswich. The heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minutes 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.

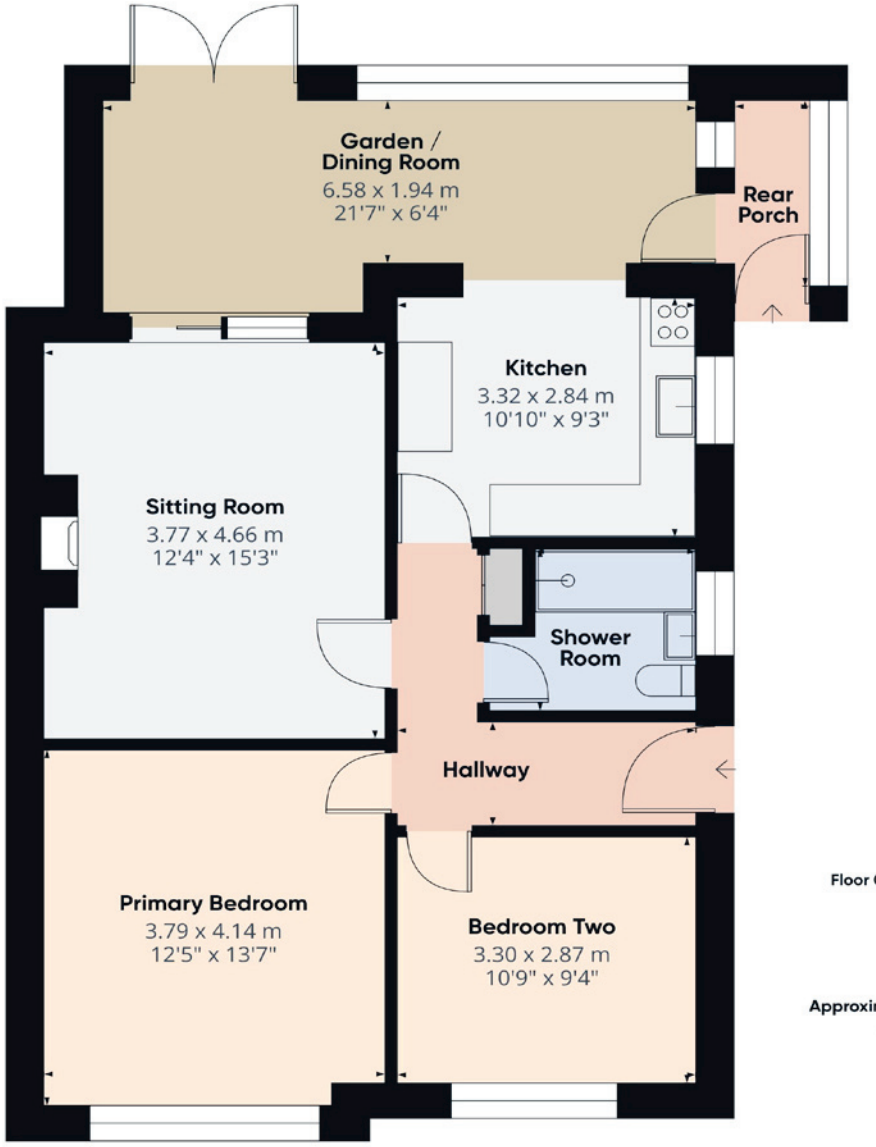
Services
Gas fired central heating, mains electric, sewerage and water.

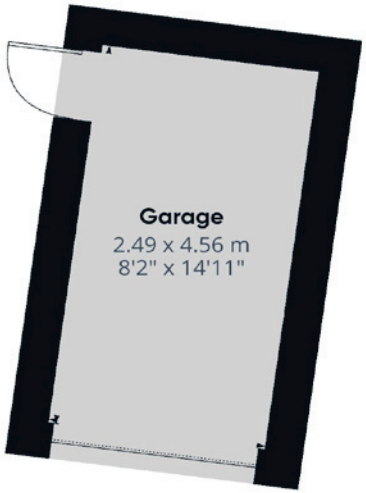
Local Authority:
East Suffolk Council
Tax Band: B
Postcode: IP19 8DP
EPC Rating: TBA

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: £275,000





Floor 0 Building 2

Approximate total area(1)
79.6 m²
856 ft²

(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.

GIRAFFE360

To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Harleston	01379 882535
Loddon	01508 521110

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.

Platinum Trusted Service Award 2022 feefo

A member of OnTheMarket.com

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