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42 Carey Drive,
Halesworth, Suffolk IP19 8LN

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**MUSKER
McINTYRE**
ESTATE AGENTS



Southwold - 8 miles
Norwich - 24 miles

Built in 2023 this well presented two bedroom end terrace house is located in a quiet close and offered for sale furnished, making it a perfect first-time buy or a second home. Offered chain free.

Accommodation comprises briefly:

- Entrance hall with cloakroom
- Sitting/dining room
- Well fitted Kitchen
- Two double bedrooms
- Stylish bathroom
- Low maintenance south facing rear garden
- Allocated parking next to the house
- Gas central heating
- UPVC double glazed windows & doors
- Cul-de-sac location
- Painted in white tones with grey carpets and fitted with white window blinds
- Remainder of a 10 year 'New home building certificate'



The Property

The front entrance door opens into the hallway where stairs rise to the first floor. A cloakroom is fitted with a w.c. and a hand-basin. The kitchen is to the front and provides white kitchen cupboards with a built-in gas hob and an extractor over, electric oven, slimline dishwasher a freestanding fridge/freezer and space for a washing machine. The 'Logic' gas central boiler is also wall mounted here. The floor has ceramic tiling with grey carpets underfoot throughout the rest of the property. The sitting/dining room to the rear has a window and a door to the garden, a large under-stairs cupboard provides plenty of storage. Off the very light first floor landing is an airing cupboard and two double bedrooms, the main bedroom to the rear has built-in wardrobes. The bathroom has a bath with a shower over and a hand held shower attachment., w.c. and wash basin, shaver light and shelved mirror.

This immaculate property has been used as a holiday home for family since new, and now is being offered furnished, making it perfect for first time buyers or a great lock up and leave property.



Garden

The property enjoys its own parking to the side of the house with easy access to the front entrance and rear garden gate. The front garden is open plan with shrubs and lawn. The south facing rear garden is fully enclosed with timber fencing with an artificial lawn and a border planted with shrubs and climbers. Immediately behind the property is a paved patio and a paved path leads to the rear garden gate.

Location

42 Carey Drive is situated in a quiet cul-de-sac in the market town of Halesworth. 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 there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



Fixtures & Fittings

All fixtures and fittings and some furniture can be included in the sale.

Services

Mains water, drainage and electricity.
Gas central heating,

Local Authority

East Suffolk District Council

Tax Band: B

Postcode: IP19 8LN

EPC: C

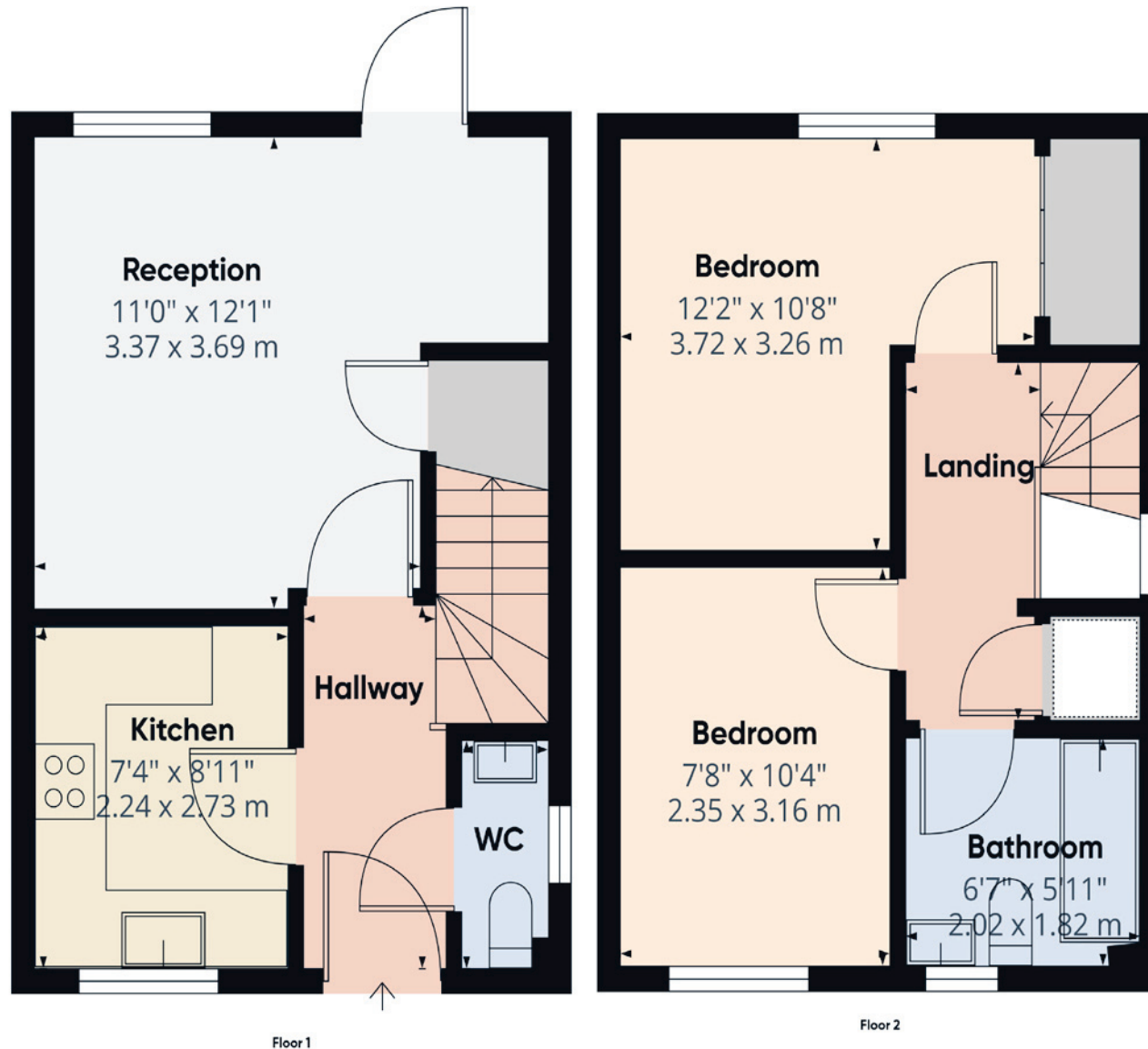
Agents Note

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.

Guide Price: £240,000



Approximate total area¹

580 ft²

53.8 m²

(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
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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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