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Abbotts House, Holton Road,
Halesworth, Suffolk IP19 8HQ

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**MUSKER
McINTYRE**
ESTATE AGENTS

This individual detached 3-4 bedroom family house built in 2015 provides light and spacious accommodation. Built to a high standard with air source heating and positioned a 15 minute walk to the town centre. Offer chain free.

Accommodation comprises briefly:

- Spacious entrance lobby and hallway
- Large bright kitchen/dining room
- Sitting room with a multi-fuel stove
- Utility room
- Playroom/Bedroom 4
- Three well appointed bath/shower rooms
- Three first floor bedrooms
- Summerhouse/studio
- Extensive block paved driveway
- Double carport and attached stores
- Main rear garden faces a desirable southerly orientation
- Environmentally friendly air source pump with under floor heating



Property

Abbotts House provides a well planned layout perfect for a family with spacious and light accommodation. A good sized entrance lobby and hall with ceramic tiled flooring which is found underfoot throughout some of the ground floor is also fitted with underfloor heating. Both the sitting room and kitchen/ breakfast room have double fully glazed patio doors which open out to the rear south facing garden. The kitchen provides an integrated fridge/ freezer/dishwasher and hob with a double oven. A play room or study to the front of the house could also be used as a ground floor bedroom, as closeby is a well appointed shower room. The useful utility room to the rear leads out to the garden. Off the first floor landing are three bedrooms, the master being a generous size with a good range of built-in wardrobes and an en-suite shower room. There is also another well appointed bathroom.







Outside

An extensive block paved driveway with turning leads to the double brick carport with bike/bin storage cupboards. The south facing private rear garden offers a good family space, mainly lawned with sandstone paving surrounding the house with patio areas, a timber summerhouse/studio and a large bed planted with shrubs next to a raised decked area with fixed seating. The air source heat pump is sited to the rear of the utility room.

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 & 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

Air source heat pump and under floor heating. All mains connected.
Energy Rating: C

Local Authority:

East Suffolk Council
Tax Band: D

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

The property is currently occupied by tenants, to respect their privacy, some of the marketing photographs have been digitally de-cluttered to remove personal belongings and household items. The images are intended to provide an accurate representation of the property's layout, proportions and fixtures, and no structural features, dimensions, fixtures or fittings have been altered.

Guide Price £475,000



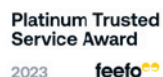
To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

Halesworth 01986 888205
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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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