

*11 Dakings Drift,*  
Halesworth , Suffolk IP19 8TQ

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McINTYRE**  
ESTATE AGENTS

A two double bedroom detached bungalow with the benefit of a good internal layout and an attractive rear garden, requiring some updating. Situated in a popular residential close.

#### Accommodation comprises briefly:

- Hallway
- Large sitting room/dining room
- Kitchen
- Two double bedrooms
- Gas central heating
- Shower room & en-suite
- Attractive private rear garden
- Conservatory
- Single garage and plenty of driveway parking
- Chain free



#### The Property

The front door takes you into the hallway with a built-in cupboard. The sitting/dining room is found to the rear of the property and is a good size with a 'York' stone fireplace, a window and patio doors overlook the garden. There are two double bedrooms, both are doubles, the main bedroom has an en-suite shower room fitted with a w.c. wash hand basin and shower cubicle. The kitchen is fitted with various cupboards and includes a built-in ceramic hob and electric oven and water softener. The recently installed gas central heating boiler is wall mounted here. A side door gives access to the conservatory. The fully tiled shower room provides a shower, w.c. and wash basin in a vanity unit. The bungalow has the benefit of gas central heating and double glazed windows.



## Outside

The deep open plan front garden is paved and shingled and interspersed with trees and shrubs. There is plenty off road parking on the long drive leading to the single garage. The rear garden is a nice size and quite private with lawns contained by a low brick wall edged with established shrubs and trees. Paved areas are to the side and rear with a pergola covered in a wonderful mature wisteria. There are also two timber garden stores.

## 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

Gas central heating. All mains connected.  
Energy Rating:TBA

### Local Authority:

East Suffolk Council  
Tax Band: C  
Postcode: IP19 8TQ

### 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.

**Offers over: £280,000**



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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