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*Hawthorn Cottage, Stone Street,
Spexhall, Suffolk, IP19 0RJ*

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ESTATE AGENTS



This excellent and very spacious four bedroom detached bungalow sits on a plot of approximately 1 acre, having undergone a complete program of refurbishment to include re-modelling and extending. Located on the edge of the village enjoying open field views with a generous sized detached garage. Offered with no onward chain.

Accommodation comprises:

- Entrance hallway
- Fabulous 29ft x 25ft open plan kitchen/dining/sitting room with bi-fold doors
- Superb fitted kitchen with marble worktops
- Matching utility room
- Four very spacious double bedrooms
- Two excellent en-suite shower/bathrooms
- Further shower room
- Long driveway providing parking for multiple vehicles
- Newly constructed detached generous sized double garage
- Newly installed oil central heating, double glazing, plumbing, electrics and sewerage treatment system.
- Fantastic 1 acre plot includes - well maintained lawns paving and flower beds surrounding the property, and a large wildlife area to the rear



The Property

This large and exceptional detached bungalow is in immaculate condition, the owner has recently carried out a program of complete refurbishment to include re-modeling and extending the property. The front door opens into a hallway which leads into the fabulous open-plan sitting room kitchen/dining area, the living area has bi-fold doors to the side with views over open countryside. The dark blue stylish kitchen with its marble worktops include a matching island, integrated dishwasher, electric oven, induction hob with an extractor over. Off this room is a utility room, which has matching units and a washing machine with direct access to the rear garden.

There are four very generous double bedrooms, the main bedroom has a walk-in wardrobe, also an excellent en-suite bathroom with a double ended bath and a 'leafy' feature wall. There is also a second en-suite and a shower room, all of which are individually designed and fitted with stylish sanitary ware.

New flooring has been laid throughout with light grey wood effect floor boards in the hallway/dining area, ceramic tiles in the shower/bathrooms/utility and carpets in the bedrooms.



Outside

The property is entered through ornate metal gates with hedging and fencing, set well back from the road by a deep lawned front garden, flower beds edge the paved path leading to the front door. A long concrete driveway runs to the side the bungalow with a gravelled area providing a generous amount of parking, and leads to a newly constructed garage in the rear garden. The generous detached double garage has an electric door with power connected. The plot amounts to approximately 1 acre with well tended lawns surrounding the bungalow and a large paved terrace to the side to sit and enjoy the open countryside. There is a newly installed oil fired boiler/oil storage tank and sewerage treatment plant situated in the rear garden.

A further area of garden to the rear has been fenced off and currently left as a wildlife area with mature trees and offers buyers an exciting opportunity to utilise as they wish.

Situated on the edge of the village of Spexhall but within walking distance of the popular 'Huntman and Hounds public house. The market town of Halesworth is just 3 miles away and provides many independent shops, a 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. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are only a short 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

Oil fired central heating. Mains electric and water.
Newly installed private sewerage treatment plant

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 0RJ

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.

Offers over £600,000



Approximate total area[®]

2151 ft²
199.9 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.

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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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