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Golden Acres, Blackheath, Wenhaston
Halesworth, Suffolk IP19 9ES

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ESTATE AGENTS



Southwold - 4 miles
Halesworth - 4 miles

Golden Acres is a spacious detached bungalow requiring updating, close to heathland in a quiet tucked away location. Set in this sought after village and a short distance to the coast. Offered chain free.

Accommodation comprises briefly:

- Large hallway with built-in storage cupboards
- Kitchen
- Dining room
- Large light sitting room
- Three bedrooms
- Bathroom
- Large mature gardens to front and rear
- Sun room and conservatory
- UPVC soffits, barge-boards and double glazing throughout
- Parquet flooring throughout much of the property
- Quiet private location on the edge of the Heath
- Long drive with plenty of parking
- Night storage heating



The Property

A sliding porch door leads to the front door which opens into the spacious hallway with parquet flooring fitted underfoot which runs throughout much of the property. There are three built-in cupboards, one is an airing cupboard, and one has a sink fitted. To the front is a very light living room with a large window to the front overlooking the deep garden. There is a fireplace and doors to the rear open into a large conservatory/sun room. This is a upvc double glazed construction on a brick base. There are three bedrooms, two have storage and a bathroom comprises of a bath, w.c. wash basin and an electric towel rail. Off the hall to the rear is the dining room with a tiled fireplace and a sliding door to a second conservatory/sun room. The kitchen has a sink and cupboards.

This very spacious property has night storage heaters and double glazed upvc windows. It has been maintained but would now benefit from updating throughout.



Garden

The bungalow is set back from the quiet track off heath land, by a deep front garden consisting of a lawn with a long driveway which provides plenty of parking and leads to the detached brick garage with a store and a w.c. at the rear. The large established garden surrounds the property and is enclosed with mature trees, shrubs and hedges. There is a large pond to the rear, summer house and timber store.

Location

The property is situated in the very popular village of Wenhaston which lies a short distance inland from the Suffolk Heritage Coast. It has a very good and popular pub, The Star Inn, a shop and enjoys a busy village hall with lots of activities. Southwold and Walberswick are about four miles away. 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 are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Night storage heating. Mains water, drainage and electricity.

Local Authority

East Suffolk District Council

Tax Band: E

Postcode: IP19 9ES

EPC Rating: E

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.

Offers over £350,000



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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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