

31 Queens Drive  
Halesworth  
IP19 8DN



**ATTIK**  
CITY | COUNTRY | COAST

# 31 Queens Drive

## Guide Price £300,000

### The immaculate semi-detached home...

Welcome to 31 Queens Drive, a beautifully presented semi-detached home located in the desirable town of Halesworth. This delightful residence combines modern living with ample space, making it the perfect family home or ideal for those seeking a peaceful retreat.

As you approach the property, you're greeted by a generous front garden, bordered by mature shrubs and offering a welcoming atmosphere. The front door opens into a spacious hallway that provides access to the various living areas and bedrooms. The main bedroom is particularly impressive, bathed in natural light and offering a restful sanctuary with enough space for a double bed and additional furnishings. The second bedroom is versatile, currently serving as an office, yet equally suitable as a comfortable guest room. The family bathroom features a contemporary design, complete with a P-shaped bathtub, overhead shower, and stylish tiling. It's a bright and inviting space, perfect for relaxing after a long day. The highlight of this property is the lounge, which exudes warmth and character. With attractive flooring and a decorative wood burner, this space is perfect for cosy evenings. The adjoining dining area flows seamlessly from the lounge, creating an inviting environment for entertaining friends and family. Natural light floods in through large windows and French doors, leading to the garden. The modern kitchen boasts sleek white wall and base units, enhanced by a contrasting black splashback. It is well-equipped with a large range cooker, and a breakfast bar, making it ideal for culinary enthusiasts. The kitchen also offers practical features, include space for a large American-style fridge/freezer, and a washing machine. The rear extension adds another dimension to the home, providing a bright space for dining with superb views of the landscaped garden. Skylights and French doors illuminate the room, making it a delightful place to enjoy family meals or host gatherings.

Stepping outside, the garden is a wonderful retreat, featuring a substantial patio area perfect for outdoor furniture and relaxation. A beautifully designed pond adds a tranquil touch, creating an idyllic setting for unwinding on sunny days. The lush lawn area is bordered by railway sleepers, providing potential for vegetable beds or floral displays.

Additional benefits include a single garage with an electric roller door, offering convenient parking and storage options. There's also a separate wooden shed for garden tools or equipment, enhancing the practicality of the property.

Located on a peaceful road yet conveniently positioned near Halesworth's amenities, 31 Queens Drive is a must-see property that beautifully balances modern comfort with inviting living spaces. Do not miss the opportunity to make it your own!

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band ??

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating C

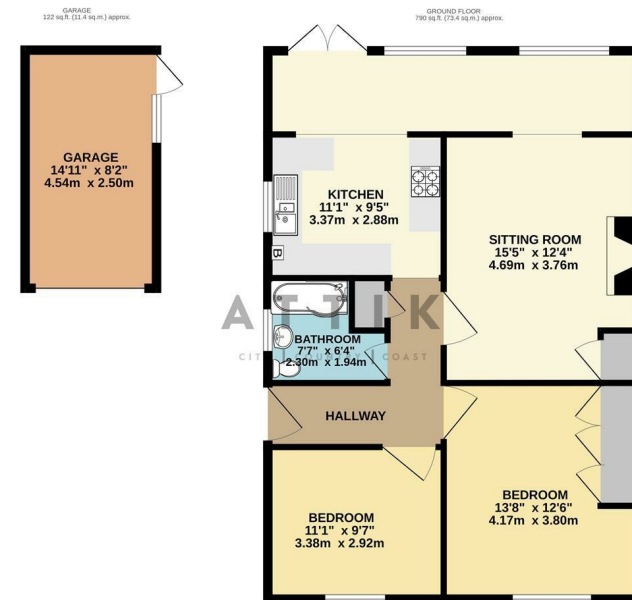


### Contact

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TOTAL FLOOR AREA : 912 sq ft. (84.7 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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