

10 Queens Drive  
Halesworth  
IP19 8DN



# 10 Queens Drive

## Offers In Excess Of £290,000

### The generous three bedroom family home...

Tucked away on a desirable corner plot in the charming market town of Halesworth, this delightful three-bedroom family home offers spacious, versatile living in a peaceful residential setting—just a short stroll from the town centre and within easy reach of the Suffolk Heritage Coast.

Located on Queens Drive, this property enjoys a generous frontage and excellent privacy. The large front garden, enclosed with low fencing, offers potential for additional off-street parking to complement the existing garage and driveway. Side access leads conveniently to the kitchen entrance, while the front door welcomes you into a bright, full-height hallway.

The ground floor boasts a spacious dual-aspect lounge/diner, bathed in natural light from large front windows and sliding doors leading to the rear patio. This versatile living area features engineered wood flooring and ample space for both relaxing and entertaining. A charming fireplace—currently decorative—adds character and warmth.

The kitchen breakfast room is well-appointed with a practical layout, offering extensive storage via wall and base units, space for multiple appliances, and a pleasant outlook over the rear garden from the sink. A breakfast area with vinyl flooring makes this a sociable and functional family space.

Upstairs, the accommodation continues with three well-proportioned bedrooms. The principal bedroom is a generous double with a large window to the front, while the second double overlooks the garden with far-reaching views of treetops. A third bedroom offers flexibility for a home office, nursery, or guest room. The modern bathroom features a P-shaped bath with thermostatic shower, dual aspect windows, and stylish metro tiling.

Externally, the rear garden is surprisingly private with minimal overlooking and a mix of paved and hard-standing areas. In addition to the garage, there's a handy garden store, a brick-built potting shed, and a sizeable studio space—perfect for hobbies, storage, or conversion potential (STPP).

Situated just a 5–10 minute walk from Halesworth's vibrant town centre—with its independent shops, cafes, and train station—this home also offers easy access to the beautiful Suffolk coast, including Southwold and Walberswick, just a short drive away.

### Agents notes...

A pre-recorded walkaround tour is available for this property

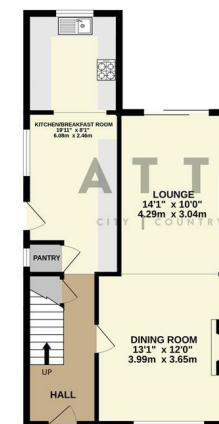
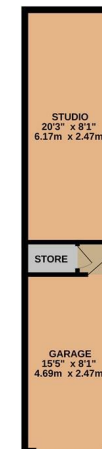
Local Authority  
East Suffolk Council

Council Tax Band C

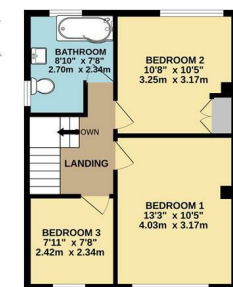
EPC Rating D



GROUND FLOOR  
852 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or otherwise on the ground.  
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