



M
M

22 Queens Drive
Halesworth, Suffolk IP19 8DN

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Occupying a desirable wrap-around corner plot with ample opportunity to further extend (STPP), this three bedroom 1930s style semi offers a sociable layout, a southerly facing main garden and ample side-by-side parking, offering excellent value for money and long-term potential – all within an approximate 15 minute walk from Halesworth's popular market town.

Accommodation comprises briefly:

- 1930s style semi-detached home
- Three bedrooms
- Desirable, wrap-around corner plot
- Main garden faces desirable southerly orientation
- Gardens to front, side and rear
- Excellent potential to extend (STPP)
- Sociable ground floor layout with Kitchen/Dining Room
- Conservatory
- Four-piece bathroom with choice of shower and bath
- Ample side-by-side parking
- Wider-than-average garage with store room behind
- Approx 15-minute walk to Halesworth's market town



Property

Entering via the front door, the hallway provides access to the principal ground floor accommodation, including the sitting room which benefits from a walk-in bay window. To the rear, the Kitchen / Dining Room provides a sociable heart to the home, with the kitchen area opening directly into the conservatory. With power and a radiator, the conservatory offers useful additional living space which can be enjoyed throughout the year, whilst double doors lead directly onto the covered decking area. Upstairs, there are three bedrooms, with the generous primary bedroom also enjoying a walk-in bay window, alongside two further bedrooms and a four-piece family bathroom offering the choice of both a bath and separate shower.







Outside

The wrap-around corner plot is a particular feature of the property, with a lawned frontage screened from the road by established hedging, a generous side garden providing access to the garage and ample side-by-side parking, and a good-sized rear garden which enjoys a desirable southerly orientation. The garden provides plenty of space for children to play, with the covered decking area offering an excellent spot to sit, dine and entertain. The wider-than-average garage benefits from power and is complemented by a further store room behind, also with power, whilst the generous plot provides excellent potential to extend the existing accommodation, subject to the necessary planning consents.

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: C

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 8DN

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 £270,000

Approximate total area^m

1174 ft²

109.3 m²

Balconies and terraces

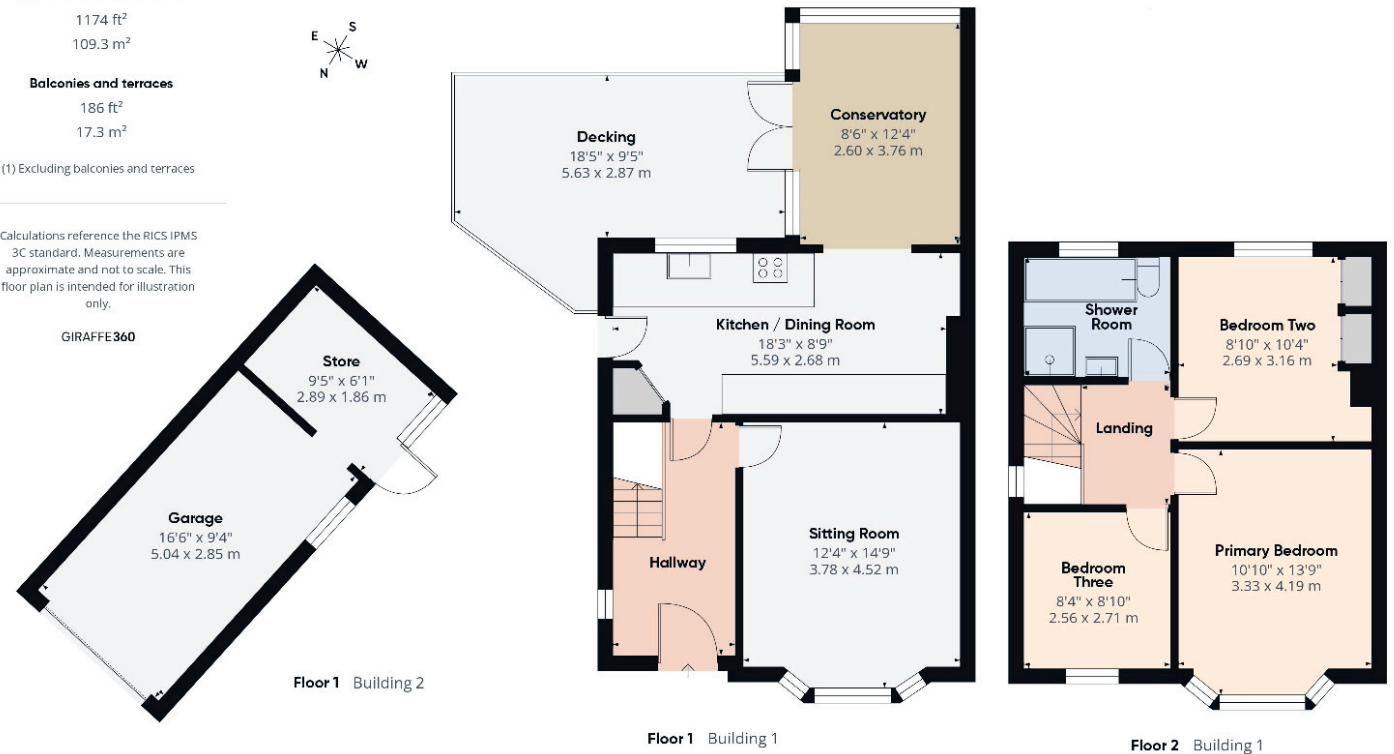
186 ft²

17.3 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.

GIRAFFE 360



To arrange a viewing, please call 01986 888205

Offices throughout Norfolk & Suffolk:

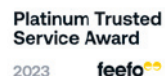
Halesworth 01986 888205

Loddon 01508 521110

Bungay 01986 888160

www.muskermcintyre.co.uk

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.



Halesworth OFFICE

15a Throughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk