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*10 Queens Drive*  
Halesworth, Suffolk IP19 8DN

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Situated on a corner plot, this generous sized three bedroom 1950's semi-detached house, provides wonderful light and well presented family accommodation. Boasting a 27ft sitting/dining room and an extended kitchen/breakfast room.

**Accommodation comprises briefly:**

- Hallway
- Three bedrooms - two large doubles and a single
- Extended kitchen/breakfast room
- Generous & light open-plan sitting/dining room
- Large bathroom
- Gas central heating
- UPVC double glazed windows
- Desirable, wrap-around corner plot
- Driveway parking
- Garage with store with attached studio
- Lawned gardens to front, side and rear

**Property**

Entering via the front door, the spacious hallway provides access to the principal ground floor accommodation with wood effect flooring fitted underfoot and throughout the 27ft open-plan sitting/dining room. A floor to ceiling window and patio door opens into the rear garden, and a large bay window to the front makes this room very light. The kitchen/breakfast room has been extended and now provides space for a table and chairs, fitted with a good range of wood effect cupboards with plumbing for a dishwasher, washing machine and space for a tumble drier. There is a built in under-stairs cupboard and a side door to the garden. Off the first floor landing are three bedrooms, two are generous double bedrooms, alongside a single bedroom and a generous sized family bathroom offering a bath with a shower over, w.c. wash basin and a heated towel rail with attractive wall tiling. This excellent family home also benefits from upvc double glazing and gas central heating.









## Outside

The wrap-around corner plot is a particular feature of the property, with a lawned frontage, a generous side garden and a rear lawned garden provides plenty of space for children to play with a paved patio immediately to the rear of the house. A driveway to the side provides parking, the brick garage benefits from power with a store room behind and a brick studio has been also added with power and sliding patio doors. There is also a timber garden shed.

## 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: D

### 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**



To arrange a viewing, please call 01986 888205

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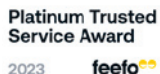
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[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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](mailto:halesworth@muskermcintyre.co.uk)