



## Halesworth, Suffolk

Guide Price £325,000

- Three Bedroom Semi Detached Home
- Garage and Driveway
- Lapsed Planning For Side Extension
- Popular Location and Close To Halesworth Town
- Living Room & Dining Room
- EPC -
- Substantial Corner Plot
- Large Rear Garden



# Queens Drive, Halesworth

Halesworth is a charming market town in Suffolk, England, known for its rich history, independent spirit, and welcoming atmosphere. Set amidst the scenic countryside near the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the town boasts a blend of Georgian and Victorian architecture, a thriving arts scene centered around The Cut arts centre, and a selection of quirky shops, galleries, and cafés. Its pedestrian-friendly Thoroughfare is lined with local businesses and seasonal markets, while nearby walking and cycling trails, including the Millennium Green—the largest of its kind in the country—offer easy access to nature. Halesworth blends heritage with creativity, making it a delightful destination for visitors and a vibrant home for its community



Council Tax Band: C



## DESCRIPTION

This charming three-bedroom semi-detached corner-plot family home blends original character with modern updates and exciting potential for future extension. Featuring a welcoming hallway with under-stairs storage; a spacious sitting room boasting a feature fireplace and original herringbone flooring; and a contemporary refitted kitchen opening to a generous rear-extended dining room with garden views. Upstairs are three well-balanced bedrooms and a family bathroom. Externally, the expansive front, side, and rear gardens are ideal for families, gardeners, or pets. A rear gate leads to a tandem driveway and detached garage, while previously secured planning for a side extension presents a smooth route for further growth (subject to planning permission)

## LIVING AREAS

The living areas of this delightful home are both elegant and welcoming. The living room is centered around a feature fireplace and showcases original herringbone flooring, an enduring classic that adds warmth, sophistication, and the illusion of a more spacious room. Adjacent, the dining room has been extended to the rear, offering generous proportions, abundant natural light, and seamless flow to the garden. Together, these spaces balance period charm with contemporary practicality, making them perfect for both relaxed family living and stylish entertaining

## KITCHEN

The kitchen has been beautifully transformed with a contemporary refit, featuring a streamlined arrangement of base and eye-level cabinetry, complemented by contrasting worktops that add modern flair. A thoughtfully designed large cupboard neatly houses the fridge-freezer, offering a clean, unified look and freeing up countertop space. This integrated setup not only enhances aesthetics but also optimizes flow and functionality, ideal for family life or entertaining. A convenient side-door connection enhances indoor-outdoor

movement, perfect for garden gatherings. Positioned next to the extended dining room, the kitchen offers seamless potential for opening into a spacious, contemporary open-plan layout, whether you're entertaining guests or enjoying daily mealtimes.

## BEDROOMS

Each of the three bedrooms is well-matched in size and proportion, offering a versatile layout that effortlessly adapts to family life, whether as restful sleeping quarters, a home-office, or a children's play/study space. The rooms are designed to accommodate full-sized beds and include ample storage potential, ensuring everyday practicality. They benefit from good levels of natural light and are thoughtfully positioned upstairs alongside the family bathroom, providing privacy and convenience for family routines

## BATHROOM

A stylish three-piece suite comprising a WC, washbasin, and a panelled bath with shower over. Finished in neutral tones throughout, the space offers a clean and contemporary feel, ideal for relaxing or refreshing.

## OUTSIDE

Occupying a generous corner plot, this semi-detached home boasts expansive gardens that enhance its appeal. The front and side gardens are predominantly laid to lawn, bordered by established shrubs, offering a tranquil setting and ample space for outdoor activities. A tandem driveway provides convenient off-street parking and leads to the detached garage, which is accessible via a rear gate. The rear garden is equally impressive, featuring a paved patio area ideal for al fresco dining and relaxation. The remainder is laid to lawn with flower and shrub borders, creating a delightful environment for gardening enthusiasts, children, or pets. A garden shed situated behind the garage offers additional storage space. The thoughtful design and layout of these outdoor areas not only provide practical benefits but also enhance the property's overall appeal

## TENURE

Freehold

## OUTGOINGS

Council Tax Band C

## SERVICES

Mains gas, electricity, water and sewerage.

## VIEWING ARRANGEMENTS

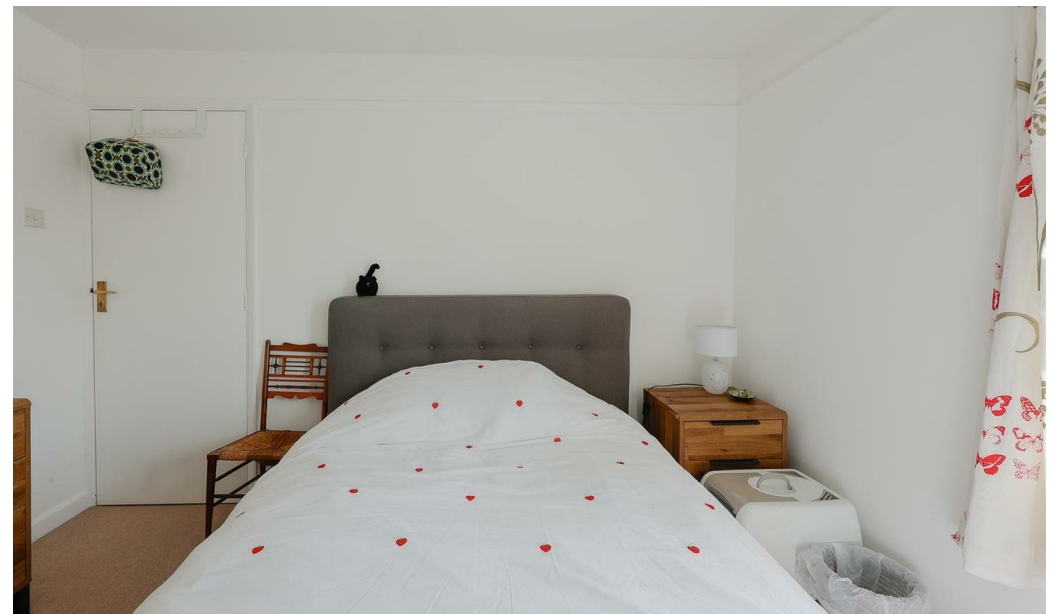
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

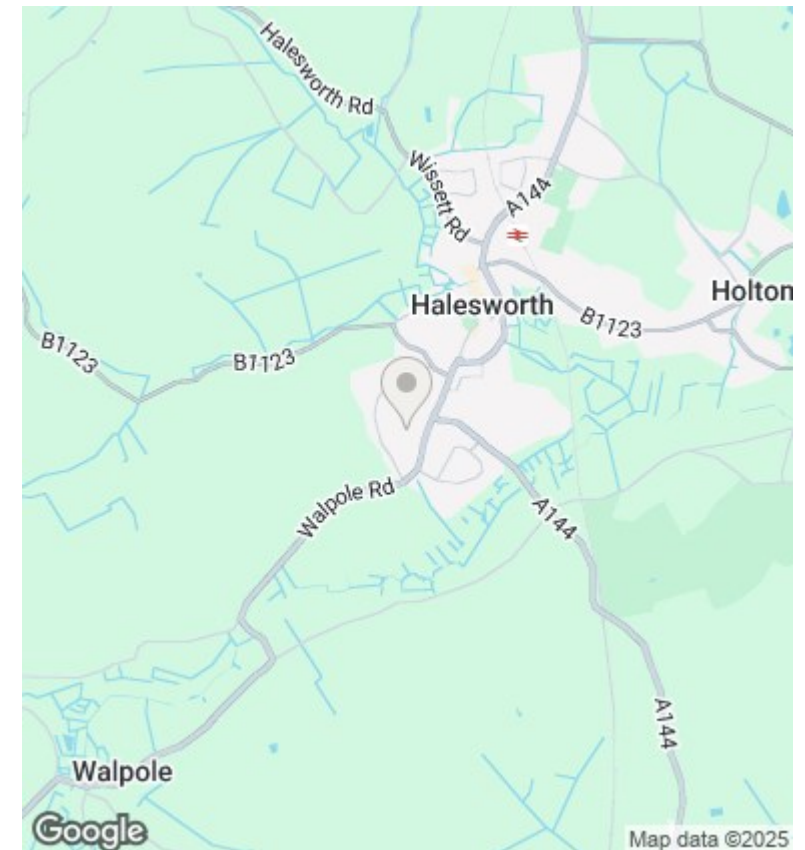
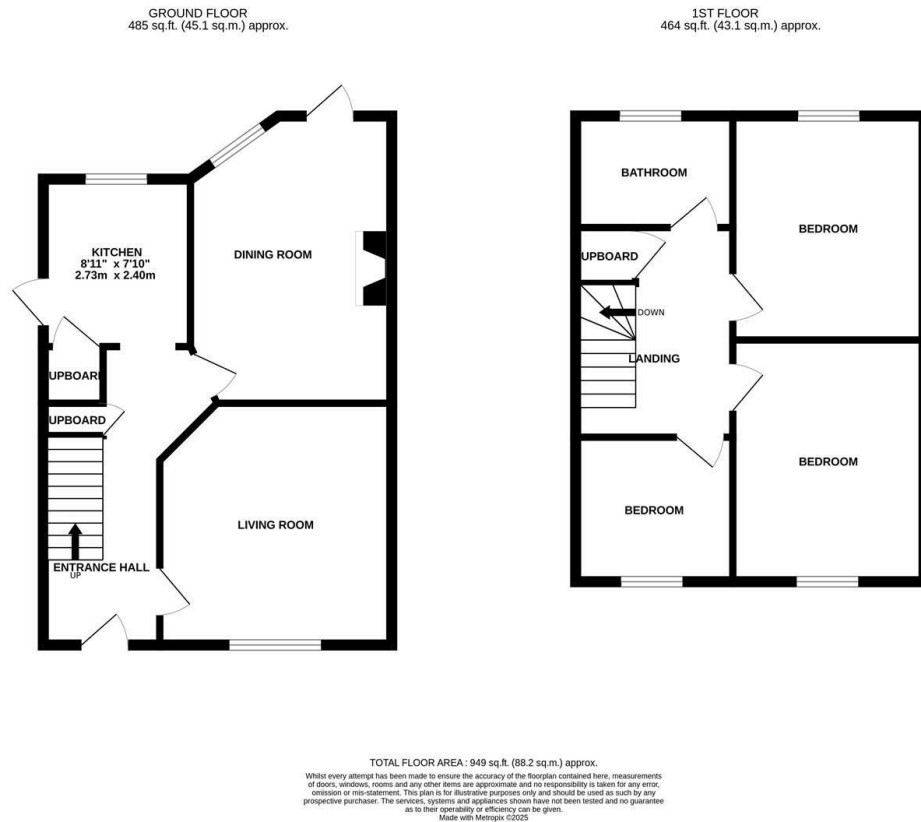
## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.









## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)