



56

QUAY STREET HALESWORTH, IP19 8EY



A charming four-bedroom period terrace arranged over three floors and ideally positioned in the heart of Halesworth. Combining original character with modern improvements, this attractive home offers well-balanced accommodation with a particularly sociable ground-floor layout.

Entering the property, the living room is situated at the front of the house and immediately offers a warm and characterful first impression with a fireplace as the main focal point of the room.

A staircase from the sitting room leads to the first floor of 56 Quay Street. Moving through the property, the contemporary kitchen provides the central hub of the ground floor. With a practical layout and modern finish, it is well suited to both day-to-day use and entertaining. Beyond the kitchen is a generous dining area, providing plenty of space for a family table and additional furniture. Also accessed from the kitchen is a useful utility room, offering valuable additional storage and space for household appliances.

The ground floor is completed by a shower room, adding further practicality to the accommodation. On the first floor you will find three well-proportioned bedrooms, each offering flexibility according to the needs of the next owner. They could comfortably accommodate family members, guests or provide space for home working. The family bathroom is also located on this floor and is fitted with a bath, shower, basin and toilet. Up on the second floor, the fourth bedroom is a generous and inviting space, offering a lovely sense of privacy from the remaining bedrooms. With its characterful feel and versatile layout, it would make an excellent principal bedroom, guest room or peaceful retreat.

To the rear, the property enjoys a substantial tiered garden, offering a mixture of lawn and patio areas. The different levels create a variety of spaces that can be used for seating, outdoor dining, gardening or simply enjoying the garden. Its established layout also offers a good degree of privacy. Overall, this is a characterful and versatile period home, offering four bedrooms over three floors together with useful living space and an attractive rear garden, all within easy reach of the amenities and attractions of Halesworth.

Tenure - Freehold

SERVICES - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY - East Suffolk - C

EPC - E

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



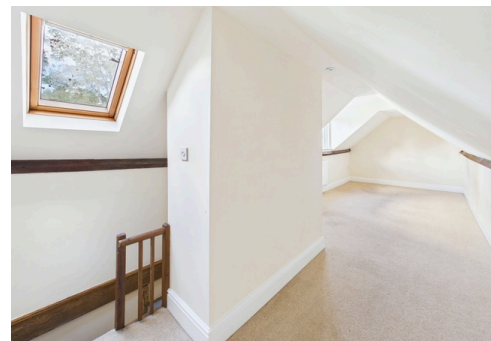
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2



2



FLOOR PLAN



Approximate total area⁽¹⁾

1157 ft²
107.5 m²

Reduced headroom

68 ft²
6.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This

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