



116 WANGFORD ROAD  
RYDON



116 Wangford Road is a delightfully spacious bungalow, situated in the popular village of Reydon

**This architect designed property has been well maintained by the current owner and offers a private spacious home.**

You enter the property via a hallway which leads you into the generously proportioned sitting/ dining room with wooden vaulted ceiling, creating a light and airy feel. Finished with two sets of patio doors leading onto garden and courtyard area, a great entertainment space for all to enjoy and idyllic for summer months.

Leading on from the Sitting/Dining room is bedroom 3 with patio doors onto the garden and spacious storage room, great to use as a walk-in wardrobe or dressing room. Also accessed from the Sitting/ Dining room is the country-style kitchen.

An additional hallway leads to a further abundance of accommodation. Located to the front is a convenient utility room and family shower room, the accommodation is completed with two further bedrooms including

master bedroom with ensuite shower room and patio doors onto the garden.

The property additionally benefits from rear and front garden and courtyard area, quiet & tucked away location and garage with further parking.

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### TENURE

Freehold

#### LOCAL AUTHORITY

East Suffolk Council. Band - E

#### EPC- D

#### SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





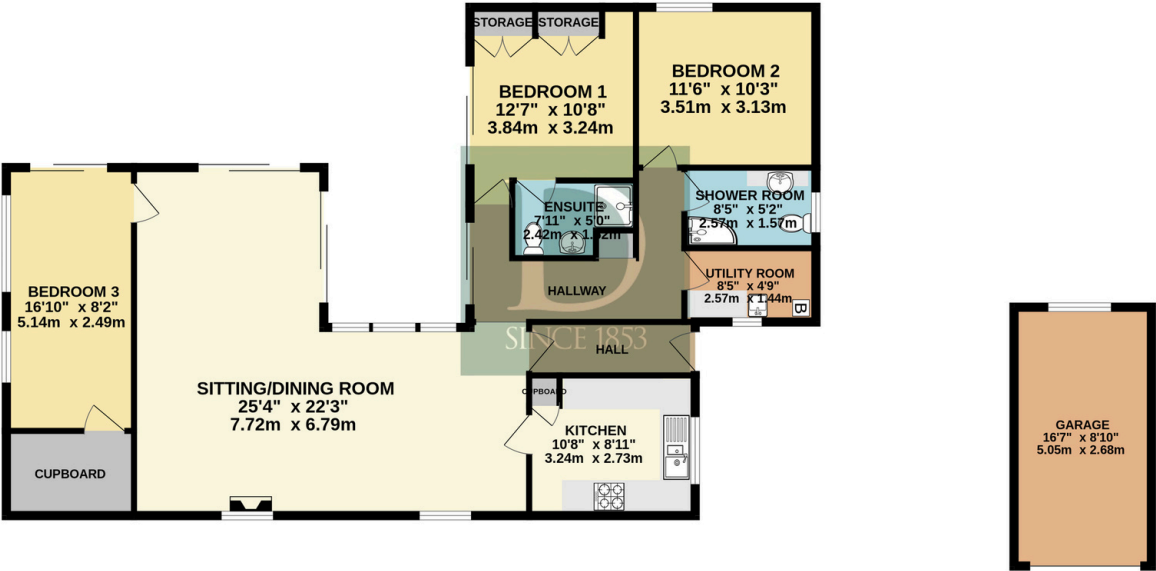
TUCKED AWAY  
LOCATION





FLOOR PLAN

GROUND FLOOR  
1334 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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