



32 STRADBROKE ROAD

SOUTHWOLD



This superb property is beautifully presented and offers a spacious and characterful home for all to enjoy.

**32 Stradbroke Road is an impressive, light filled, four bedroom family home which occupies a well-positioned location only a short walk from the beach and all of the amenities of Southwold.**

You are welcomed into the property via a part glazed door into the hallway. To your left is the wonderfully light and airy sitting room with wood burning stove and bay window complete with shutters and built in bookcases and storage. The kitchen/dining room flows directly from the sitting room with a real feature being the arched windows and open fireplace providing an ideal focal point. The kitchen is completed with integrated white goods and an island with a door to the rear courtyard. The ground floor accommodation, which boasts underfloor heating throughout, is completed with a WC and understairs cupboard.

has built in storage, a feature fireplace and a generous en-suite with both shower and roll top bath. There is a further spacious double bedroom at the rear with roof top views and a family shower room. On the second floor are the further two double bedrooms, both with skylights, one with an en-suite and the other with a small but perfectly formed WC.

To the front of the property is the off road parking, for at least two vehicles and a gate which leads into the lovely private garden with terraced area providing plenty of space to enjoy al fresco dining or simply have a relaxing moment in the sunshine. A paved path leads down the side of the house to the rear courtyard.

A picturesque and thriving market town, often described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests. There



On the first floor, the accommodation is equally spacious and ideal for larger families. The delightfully sunlit principal bedroom, which is situated at the front and offers a sea view,







are several highly-rated state and private schools in the area catering for all ages.

**TENURE - FREEHOLD**

**EPC - C**

**LOCAL AUTHORITY**

East Suffolk Council. - E

**SERVICES**

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

**VIEWING**

Strictly by appointment with the agent's Southwold Office

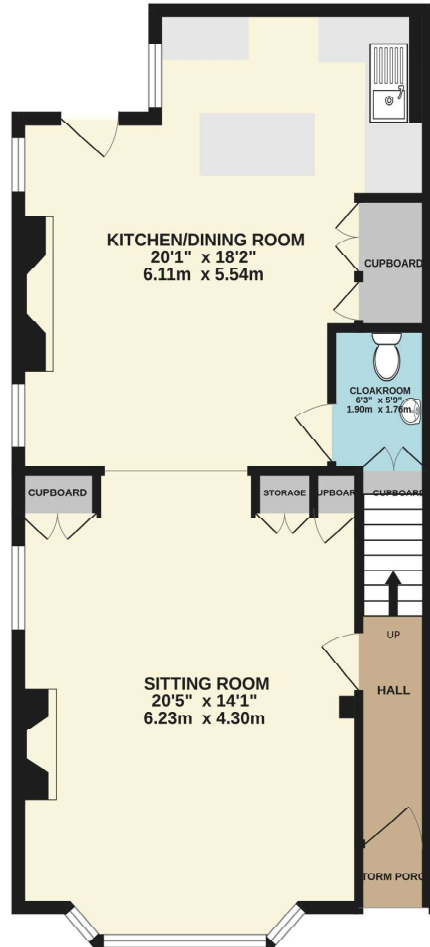




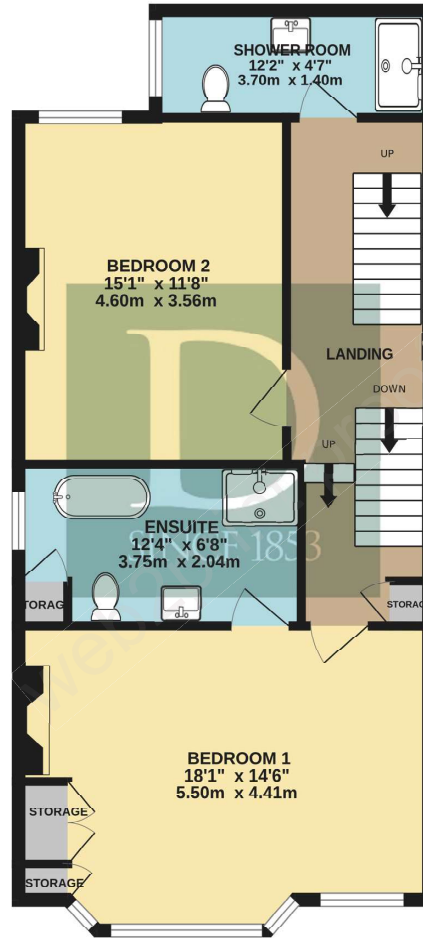
OFF ROAD  
PARKING



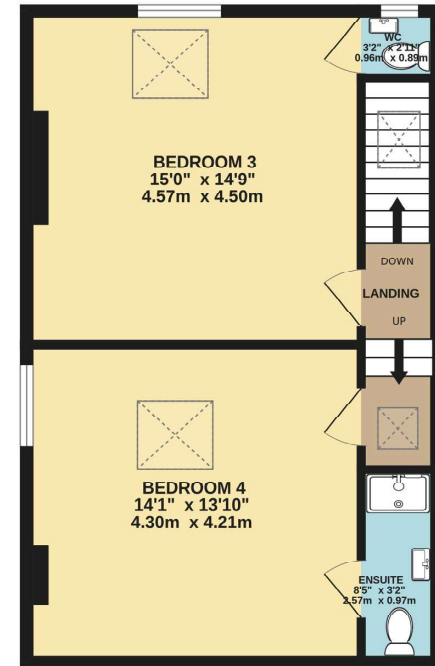
GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



2ND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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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# DURRANTS

SINCE 1853

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## CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **[southwold@durrants.com](mailto:southwold@durrants.com)**

