



PENNY'S

FERRY ROAD WALBERSWICK, SOUTHWOLD, IP18 6LN

Residents
Parking



A fabulous Cottage situated in the popular village of Walberswick, offering a great location

Situated on Ferry Road in the sought-after village of Walberswick, this charming two-bedroom semi-detached cottage offers a well-designed, versatile layout, perfect as a full-time home or coastal getaway.

The ground floor is entered via a central hallway, which provides access to the principal rooms of the home. To the front, a comfortable reception room offers a cosy setting, while a second reception room to the rear provides additional living or dining space, creating a flexible space for entertaining or relaxing. A country style kitchen is conveniently positioned off the hallway and is well-proportioned for everyday use. Also on the ground floor is a bedroom, offering versatility as guest accommodation, a study, or for those seeking single-level living, along with a nearby cloakroom.

Upstairs, the first floor offers a further principal bedroom and is also completed with a family bathroom,

To the rear of the home is a good size landscaped rear garden with

studio.

Occupying a popular position within Walberswick, the property benefits from close proximity to the village's renowned coastline, heathland walks, and local amenities. This appealing home offers an excellent opportunity to acquire a characterful property in one of Suffolk's most picturesque coastal locations.

TENURE

Freehold

SERVICES

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

LOCAL AUTHORITY

East Suffolk Council. Band C

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

EPC- TBC



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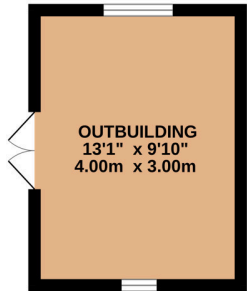
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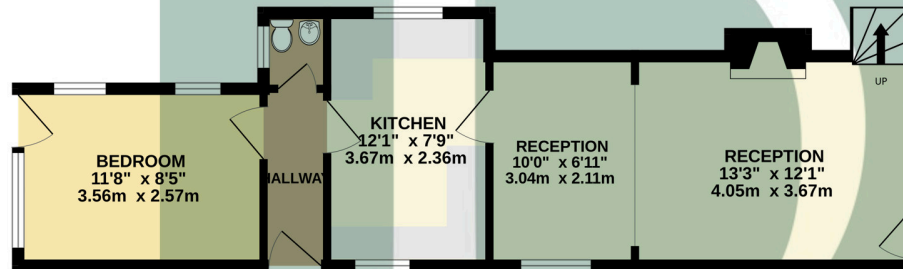
OFF ROAD
PARKING

FLOOR PLAN

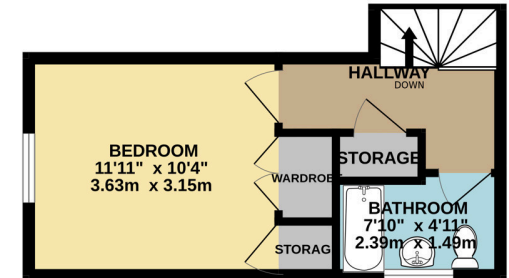
OUTBUILDING
129 sq.ft. (12.0 sq.m.) approx.



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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