



9 LORDS TERRACE, NORTH ROAD
SOUTHWOLD, IP18 6DH



Set within an exclusive modern development just moments from the heart of Southwold, this beautifully presented three-bedroom house offers stylish, low-maintenance living arranged over two floors.

The front door opens into an entrance hall with staircase to the first floor. To the rear of the property, the impressive open-plan kitchen and dining room, creates a practical and sociable space for everyday living and entertaining. Single door opens directly onto the private rear courtyard, allowing indoor and outdoor living to blend seamlessly during the warmer months. A set of french doors lead from the dining room to the front garden. A useful utility room provides additional storage and laundry space, together with a ground floor cloakroom/WC.

The first floor is dedicated to relaxation, featuring a reception room flooded with natural light from french doors opening onto a private balcony. Three double bedrooms including an attractive principal bedroom, served by a second modern bathroom. The layout offers excellent flexibility for families, guests or those seeking a home office. To the front, the property benefits from a neatly maintained garden adding an attractive approach to the house.

To the rear, the enclosed courtyard

garden has been designed for ease of maintenance, providing a private outdoor space ideal for al fresco dining or simply relaxing after a day by the sea. The property also benefits from two allocated parking spaces

TENURE-

freehold

EPC

B

SERVICES

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

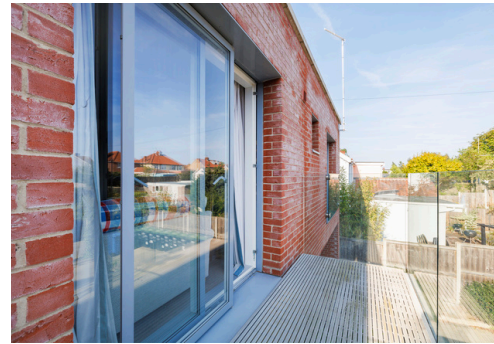
VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band E





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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CONTACT US

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