



THE SOUTHWOLD, PLOT 38

REYDON, SOUTHWOLD, SUFFOLK, IP18 6FD



This impressive five-bedroom home offers exceptionally well-planned and versatile accommodation, arranged over two floors and providing an excellent combination of generous living space, well-proportioned bedrooms and a good range of modern facilities.

The ground floor is approached via a welcoming entrance hall, with useful storage and access to the principal reception areas. The kitchen/dining/family room is a particular feature of the property, providing a large and sociable space ideally suited to family life and entertaining with tri fold doors to the rear garden. The kitchen is well arranged with ample room for dining and informal seating, creating a natural hub for the home. There are also two reception rooms on the ground floor, offering considerable flexibility. These could provide separate sitting and family rooms, a formal reception room, home office or playroom, depending on individual requirements. A useful utility room and separate WC further enhance the practicality of the ground-floor accommodation. The first floor provides five bedrooms, making this an ideal home for a growing family or those requiring additional guest or home-working space. The principal bedroom benefits from an ensuite bathroom and built in triple wardrobes, while a further bedroom also enjoys an ensuite facility. The remaining bedrooms are served by a well-appointed family bathroom.

The bedrooms are all generously proportioned, with the accommodation offering plenty of flexibility for modern family living. The layout also provides excellent separation between the principal bedroom and the other bedrooms. The property benefits from a good sized rear garden, double garage and off road parking along with an electric car charging point.

Overall, the property offers a particularly appealing combination of generous living accommodation, five bedrooms, multiple reception spaces and excellent family facilities. The large kitchen/dining/family room provides a wonderful central space, while the additional reception rooms allow the accommodation to adapt to a variety of needs.

TENURE - Freehold

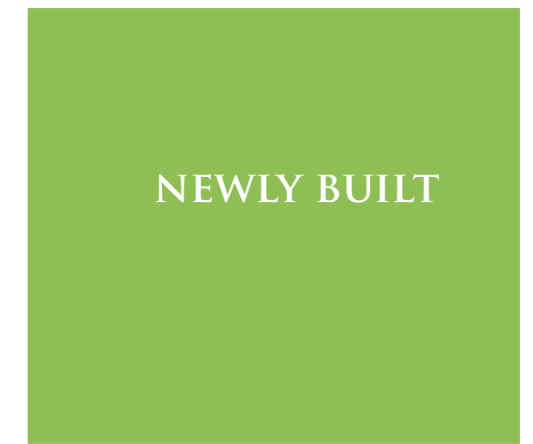
EPC - B

VIEWINGS –Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY –East Suffolk Council. Band TBC

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

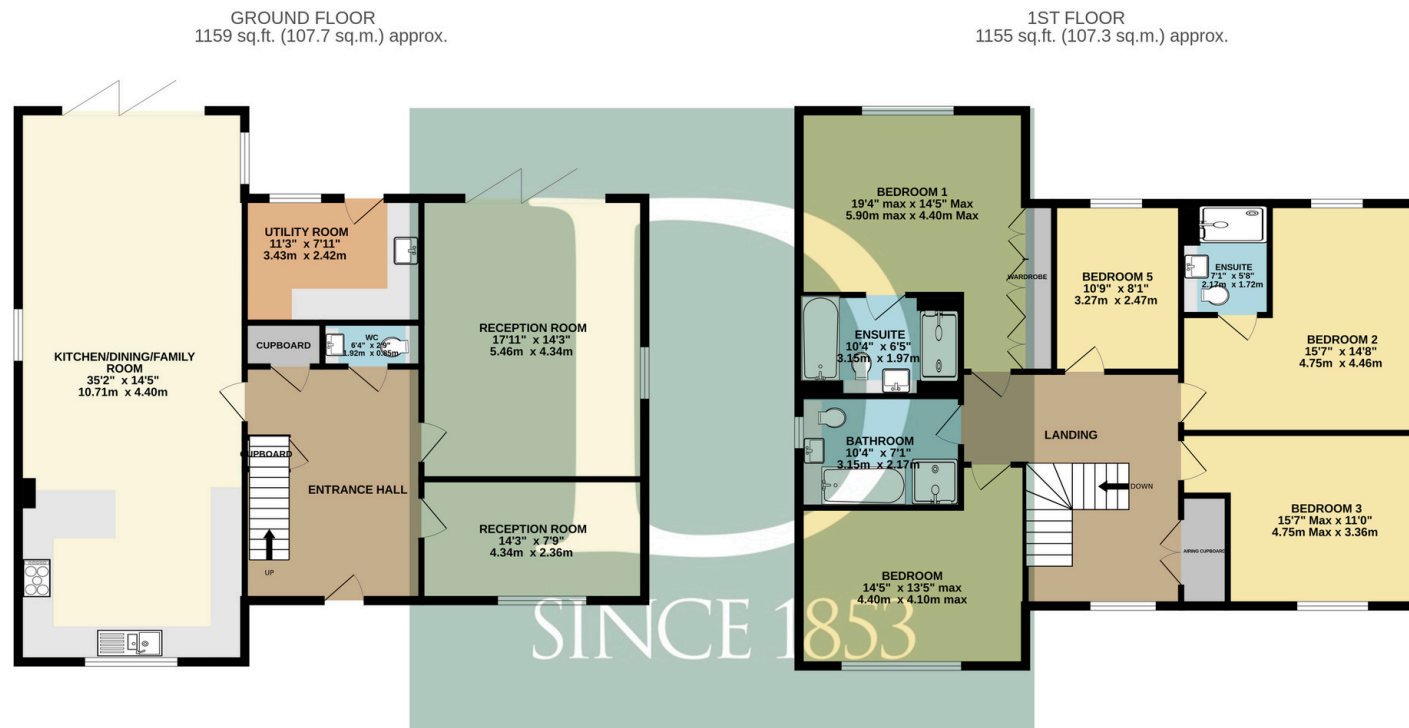








FLOOR PLAN



TOTAL FLOOR AREA : 2314 sq.ft. (215.0 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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