





# Charming three-storey bay fronted family home located in the sought after village of Reydon.

This much loved mid terraced house with flexible accommodation provides an ideal home or seaside bolt hole.

Upon entering, you are greeted by a well-proportioned sitting room, providing the perfect space to relax and unwind. An inner hallway with stairs rising to the first floor separates the sitting room with the adjacent dining room which offers the same generous proportions and characterful features. A well-appointed kitchen is conveniently situated off the dining room and leads on to a rear hall, providing convenient access to the garden. You'll also find the bathroom on this floor.

Ascending to the first floor, you will discover two double bedrooms with the rear facing bedroom enjoying lovely views over the garden towards Buss Creek. Stairs rise again to the second floor where two further bedrooms are located in the eaves. Both have wonderful views of the surrounding area and have the flexibility of being used as two rooms or the potential to create a master suite on the top floor.

Outside, to the rear, a pretty bisected garden offers a peaceful retreat from the hustle and bustle of everyday life. To the rear of the plot is an insulated summer house/studio which has power and light connected.

#### **TENURE**

Freehold.

#### EPC - D

#### **SERVICES**

All 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.



















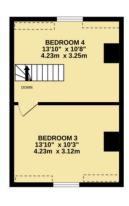




CLOSE TO SOUTHWOLD







TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

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