



NORTHFIELD

14 FIELDSTILE ROAD, SOUTHWOLD



A substantial family home with four double bedrooms, a generous garden and off road parking situated in the very heart of the coastal town of Southwold.

You are welcomed into the property via an entrance hall with stairs to the first floor. The generous sitting room is situated to the front of the property and boasts an attractive bay window and double doors to the garden. A real feature of the ground floor accommodation is the dual aspect spacious kitchen/diner with double doors to the garden and access into a useful utility room. The kitchen/diner offers an AGA, extensive worktop and cupboard space and butler sink. Measuring at its maximum over 22ft x 20ft this room is ideal for all of the family to come together. The ground floor accommodation is completed with a wet room and single garage.

The first floor accommodation includes three double bedrooms, one of which boasts an ensuite bathroom, a family bathroom with separate shower and bath and a useful storage area with built in shelving. A particular feature of the bedroom to the front of the property is the views over the green towards the lighthouse and church to the front. Stairs rise to the second floor which includes a double bedroom and ensuite shower room,

there are also fantastic views over the town towards the sea. There is also significant loft space via the trap door ladder above the study area on the landing.

Outside there is a driveway to the front, a real asset in this location. To the rear there is a good size garden which has a paved area ideal for alfresco dining as well as an area laid to lawn and borders planted with a mixture of trees and shrubs.

The property has been used as a successful holiday let for several years and would also work well as a second or permanent home.

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







VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council.

EPC - TBC

SERVICES

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

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the

team directly on 01379 646603.

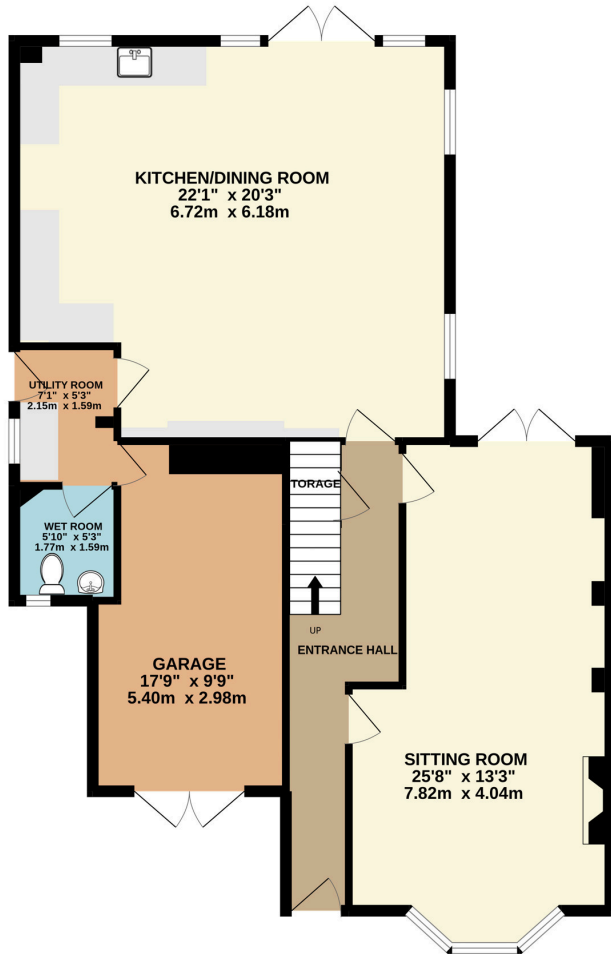




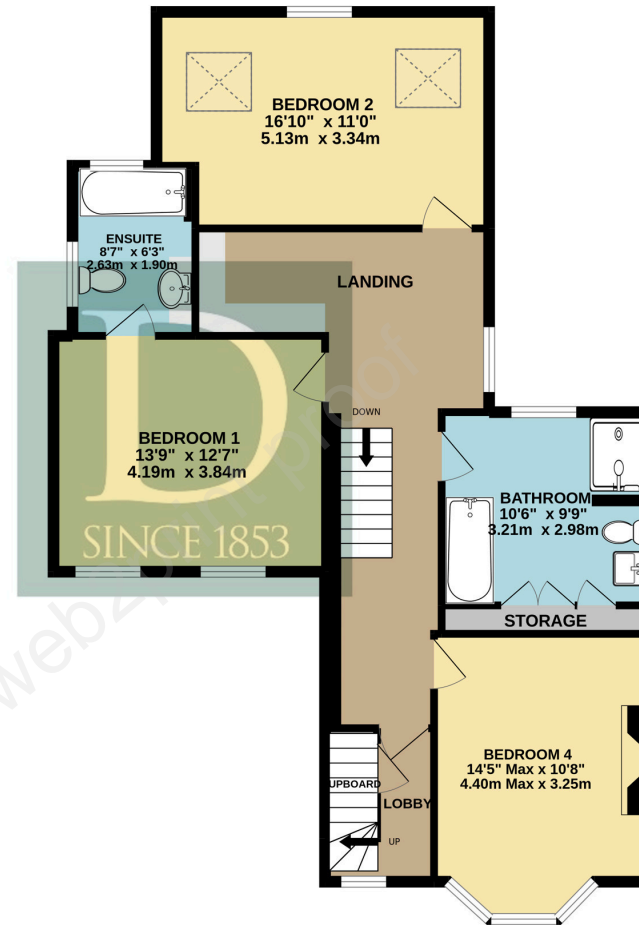
GARAGE & OFF
ROAD
PARKING



GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
892 sq.ft. (82.8 sq.m.) approx.



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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