



HIDEAWAY
18
KINGFISHER CRESCENT

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REYDON



18 Kingfisher Crescent is a well maintained detached bungalow, situated in the popular village of Reydon.

This property which has been well maintained and offers the opportunity to make a lovely home in a tucked away location.

You are welcomed via a porch into the hallway which provides access to all accommodation. The light and airy triple aspect sitting/dining room offers a great relaxing space with the kitchen leading directly from this room. The kitchen provides eye level oven and gas hob.

The bright main bedroom is situated at the rear of the bungalow with double doors to the garden, with a further good sized bedroom, family shower room and airing cupboard completing the accommodation.

The property additionally benefits from a terraced seating area, great for al fresco dining and a pretty wrap around garden, garage and drive for parking.

Situated in the popular village of Reydon which provides a number of shops, public house and medical centre with Southwold offering an abundance of local shops, restaurants and coastal attractions.

Reydon is three miles from the A12 and offers good transport links by both road and rail with a train station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

TENURE - FREEHOLD

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC - D

LOCAL AUTHORITY

East Suffolk Council. Band C

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.

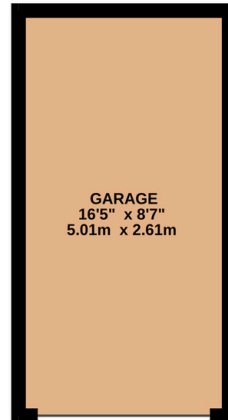




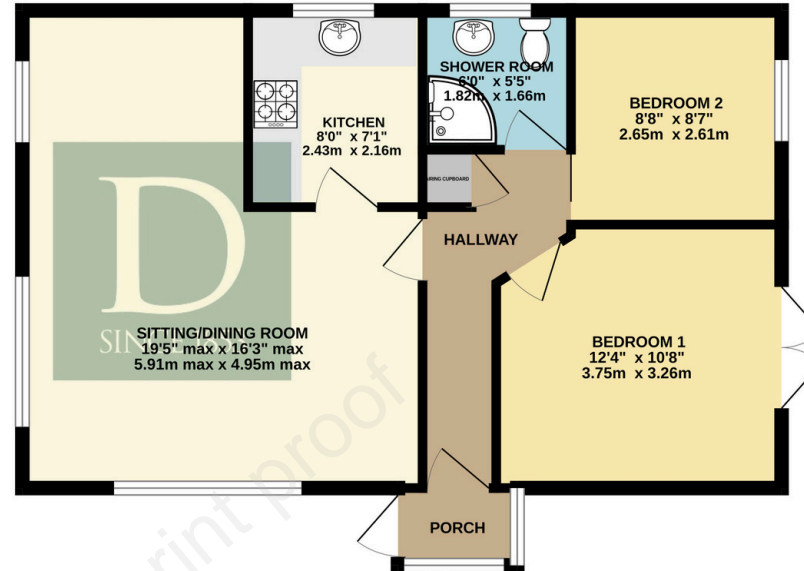
TUCKED AWAY
LOCATION

FLOOR PLAN

GARAGE
141 sq.ft. (13.1 sq.m.) approx.



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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