



SARUM END  
SALISBURY ROAD, SOUTHWOLD





Sarum End is a light and spacious substantial property occupying a corner plot and provides flexible accommodation suitable for family living.

**You are welcomed in the front entrance porch which leads through to the central hallway providing access to all ground floor accommodation and stairs to the first floor. The delightful dual aspect sitting room offers a comfortable place to relax with feature fireplace, bay window and bifold doors to the dining room. The dining room, which is also dual aspect complete with bay window, has access into both the hallway and the kitchen and is a lovely room for entertaining. The kitchen/breakfast room is well proportioned with windows overlooking the rear garden and access to a useful utility room with walk-in pantry and door to the rear garden. Back into the hallway, the ground floor accommodation is completed with a further reception room and downstairs shower room.**

The first floor is home to four good sized light and airy double bedrooms, with the master bedroom boasting an en-suite bathroom. The remaining bedrooms are served by the family bathroom with separate shower. There is also a through floor passenger lift providing access for those with

mobility issues.

Outside, the property sits in a mature corner plot with well maintained garden. To the rear is a driveway, offering off road parking for one vehicle which leads to a generous garage and good sized office/workshop. The remainder of the garden is laid to lawn with mature planting to the borders. Access to the garage is from Cumberland Road.

**TENURE – FREEHOLD**

**EPC - C**

**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. Band E







LOVELY  
LOCATION



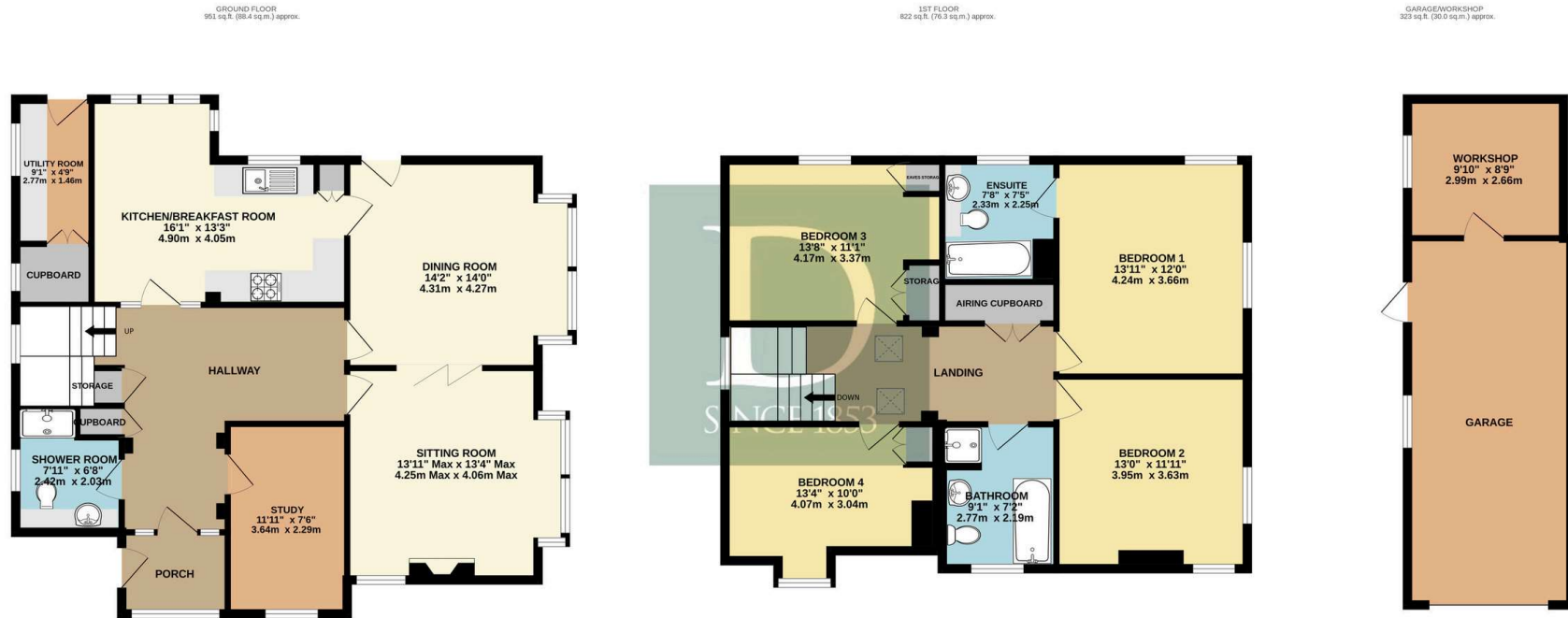








## FLOOR PLAN



TOTAL FLOOR AREA : 2096 sq.ft. (194.7 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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