



No.
15

15 LORNE ROAD
SOUTHWOLD, IP18 6EP



Stunning 5 bedroom seaside residence superbly renovated by current owners.

This beautifully presented five bedroom period home sits proudly on Lorne Road just a short stroll away from South Green. Entering from the front brings you to lobby which provides a useful space for coats and shoes. The lobby opens to a reception room, currently used as a dining room. The space feels wonderfully light and spacious with a large bay window overlooking Lorne Road and an open fireplace with inset wood burner providing a lovely focal point. From here access is gained to an inner hallway and a further opening which leads on to a second reception room. This space serves as an ideal sitting room/snug having an open fireplace with inset wood burner and period features. Moving towards the back of the property brings you to the kitchen which has been well designed with a two ring Aga at the centre of the design. A large under stairs pantry provides useful storage in addition to a generous sized utility room/WC which provides extensive storage.

On the first floor the master bedroom is wonderfully proportioned with built in storage

and a stunning ensuite bathroom incorporating Perrin & Rowe sanitaryware. There are two further bedrooms on this floor and a family shower room. Further stairs from the first floor landing rise to the second floor where two bedrooms are located in the eaves. Both have front facing dormer windows giving lovely views of the surrounding area.

Outside, the property set slightly back from Lorne Road with a pretty paved seating area providing a great space to sit with a coffee in the morning and watch the world go by. To the rear of the property an area which houses an external store and also gives rear access to the property.

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

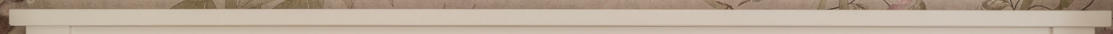
East Suffolk Council. Band E





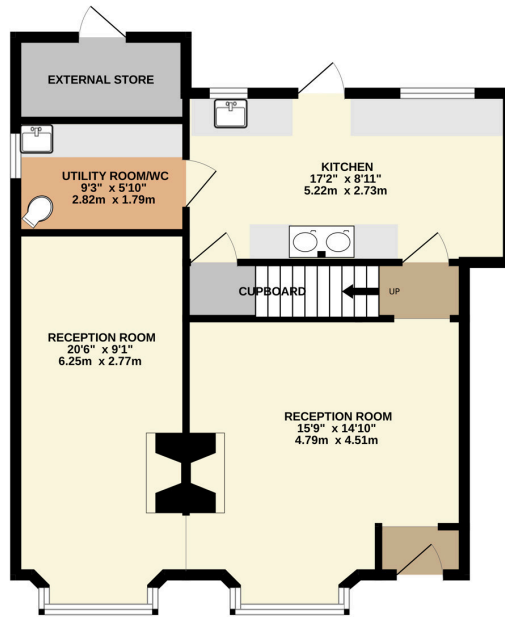
POPULAR TOWN
LOCATION



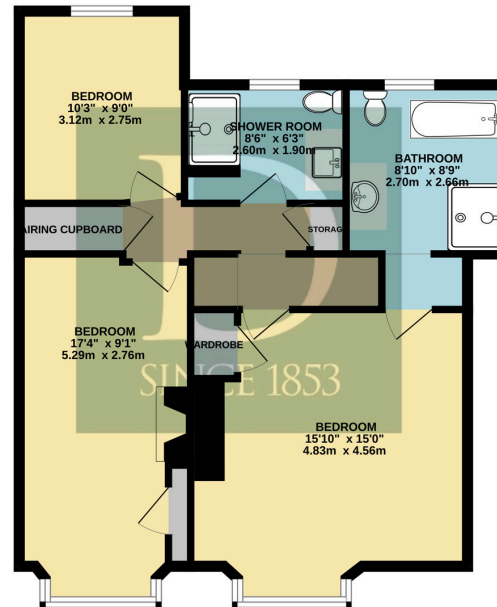


FLOOR PLAN

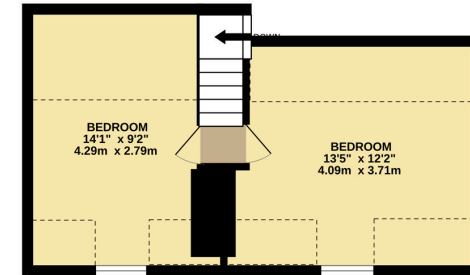
GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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