



WAIMANA
43 NORTH ROAD, SOUTHWOLD



A beautifully presented New England style detached bungalow with views over the marshes and situated a short walk from the beach and town centre.

You are welcomed into the property via a wonderful light and airy garden room with bifold doors to a decked area and large windows overlooking the front garden and the countryside views. This room is perfect as a summer sitting and dining room. A door leads through to the entrance hall which provides access to all accommodation.

As you enter the hallway there is a cosy reception room with fireplace and window looking into the garden room, perfect for cosy evenings. This room could also be used as a third bedroom if required. To the left of the hallway is the second bedroom with storage and window into the garden room. To the rear of the property is the principal bedroom which has built in storage and ensuite shower room. A door leads to the spacious extended kitchen/breakfast room, with plenty of storage, a pantry cupboard and a door to the rear garden which has light streaming in from the lantern roof above the kitchen area. The accommodation is completed with a family bathroom.

Outside, the property sits back from

the road with a delightful front garden with off-road parking, and a decked area with lovely uninterrupted views over the marshes. To the rear is an enclosed garden with seating areas, shrub borders, three summer houses and a garden shed.

A picturesque market 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.

TENURE - FREEHOLD

EPC - TBA

SERVICES

All mains services 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. Not currently registered for Council Tax





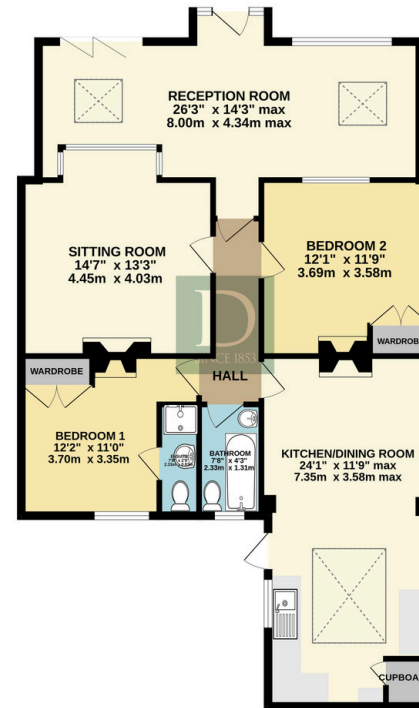
MARSH VIEWS





FLOOR PLAN

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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