



44 NORTH ROAD
SOUTHWOLD



This fabulous house offers a tranquil and open plan retreat to enjoy all this coastal hotspot has to offer, providing views over the marshes and onwards towards the sea.

You enter the property into a hallway with storage cupboard and access to all the ground accommodation. At the rear is the beautiful open kitchen/sitting/dining room that is filled with light streaming in through the bifold doors and Velux window. The kitchen offers attractive contemporary units with built in appliances ideal for modern living, along with a built-in pantry and storage cupboard. The sitting area boasts a wood burning stove perfect for cooler days at the coast. There is also a beautifully appointed bedroom with views to the marshes and a wet room which, like the rest of the property has been finished to a lovely standard.

On the first floor can be found the three bright and airy bedrooms all with en-suites and with the front bedroom boasting stunning views across the marshes.

The entire property has been lovingly renovated and extended by the current owners to create a perfect holiday let or a superb family home.

Externally there is a pretty garden accessed via bi-folding doors from the kitchen. The garden offers a patio area, ideal for alfresco dining, with steps to a raised shingled garden with a covered seating area and pizza oven. At the bottom of the garden is access to the garage which is currently being used as a studio. The garage can also be accessed via Pier Avenue and is an exciting asset to the property. There is also access from the front to the rear via a side gate.

North Road provides a quieter road away from the hustle and bustle of the town centre but is still situated only a short walk from the beach and all you need to enjoy in this well-loved area.

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



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private schools in the area catering for all ages.

TENURE – FREEHOLD

EPC - C

SERVICES

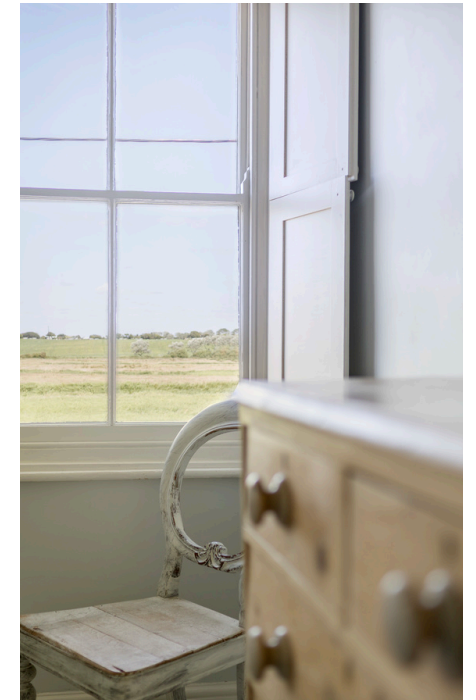
All mains services are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

East Suffolk Council. Currently subject to business rates.

VIEWING

Strictly by appointment with the agent's Southwold Office.



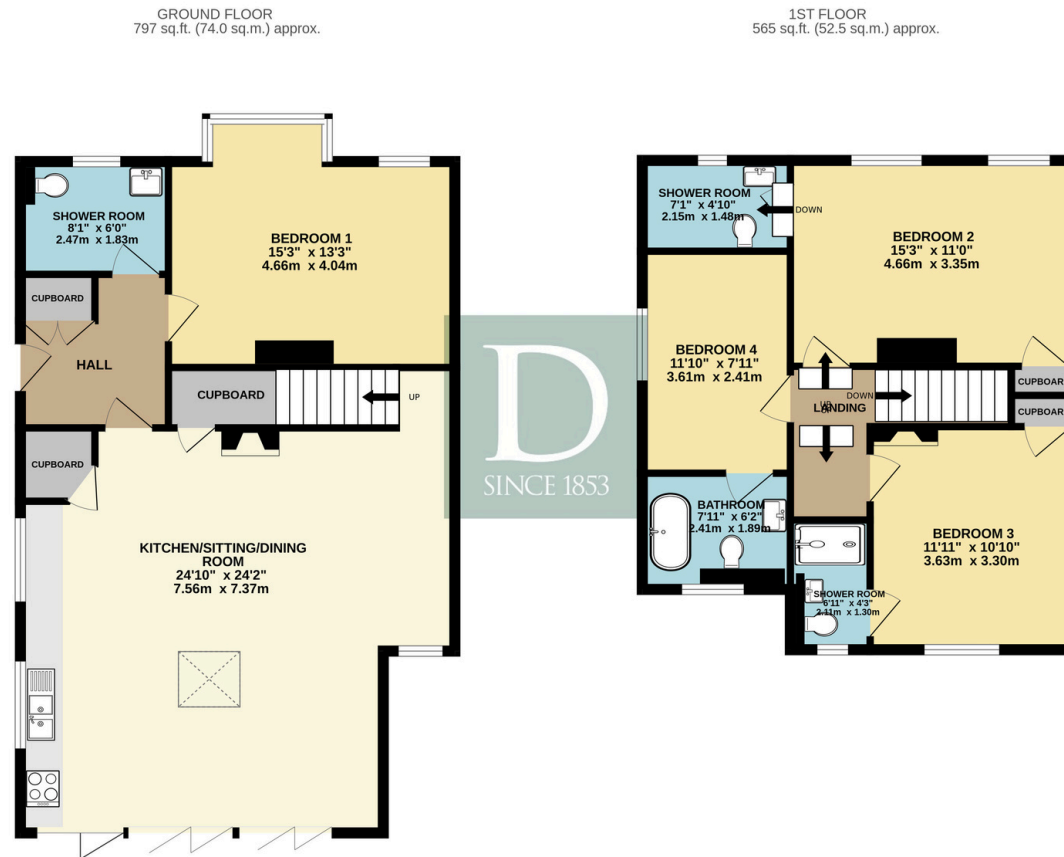


BEAUTIFULLY
APPOINTED





FLOOR PLAN



TOTAL FLOOR AREA : 1362 sq.ft. (126.6 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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