



# LAVENDER COTTAGE

4 YOUNGS YARD, SOUTHWOLD, IP186PE



A charming two-bedroom cottage situated in a tucked away location at the heart of the popular seaside town of Southwold.

**Lavender cottage is a well-presented property, offering a charming seaside escape benefiting from off road parking and courtyard garden.**

Upon entering the property you are greeted with a convenient lobby which provides access into the main areas of the home. Situated just beyond this is a spacious country style kitchen, an ideal entertainment space. Located on from the kitchen is an additional rear lobby area which provides access into the rear garden, ideal for alfresco dining. Positioned beyond the Kitchen is a great size reception room with feature fireplace and french doors to the front, a brilliant room to enjoy in all seasons. The ground floor accommodation is completed with family shower room and plenty of built in storage space.

Stairs to the first floor landing lead to two double bedrooms, both with built in storage space.

The property additionally benefits from off road parking situated to the front and a nice rear garden. The home has plenty of storage

space and is well maintained throughout.

Often described as the 'Best Seaside Town', Southwold is a picturesque and thriving market town, dotted with independent boutiques and shops, an independent cinema and an excellent variety of restaurants and cafes.

#### TENURE

Freehold

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council. Subject to business rates

#### SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)



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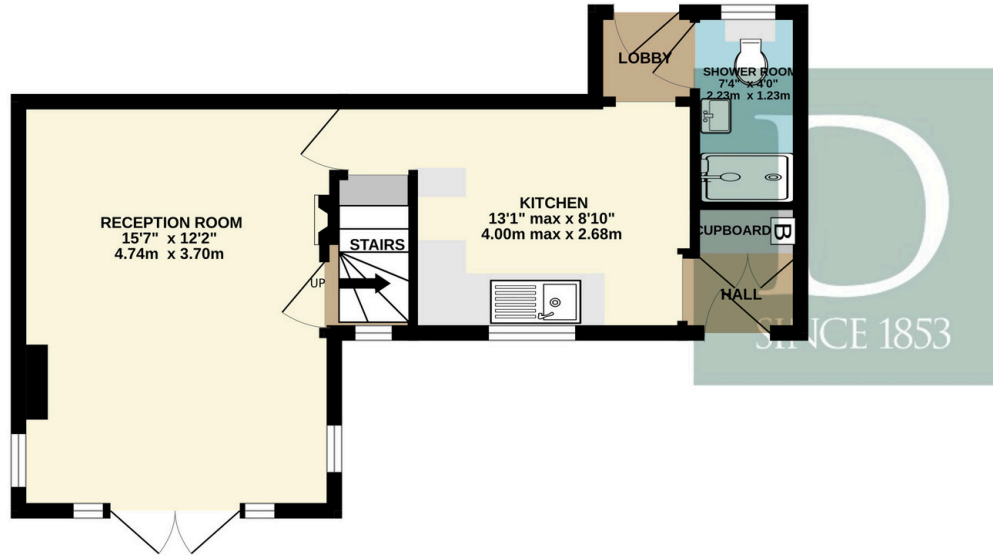
OFF ROAD  
PARKING



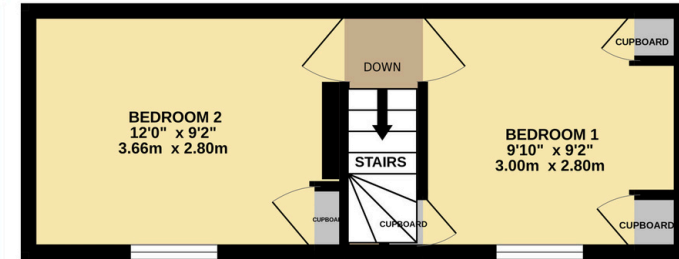


## FLOOR PLAN

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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