



HYACINTH COTTAGE

RISSEMERE LANE EAST, REYDON, IP18 6SW



Hyacinth Cottage occupies a fabulous location within the popular village of Reydon and benefits from superb field views towards the front and rear.

The property is situated on a quiet lane and boasts a private location but within close proximity to amenities and is surrounded by the scenic Suffolk countryside.

You enter the property into a convenient porch which provides access into the sitting room. The sitting room is a great size and benefits from a feature fireplace and built in storage. Leading on from this is a spacious country style kitchen which overlooks the rear garden and fields beyond. In addition to the kitchen is a further utility room with space for white goods and sink. The ground floor accommodation is completed with a wet room and side entrance.

Stairs to the first floor landing lead to three double bedrooms. The principal bedroom is positioned to the front and has built in storage space and fireplace. Bedrooms two and three overlook the rear fields.

The property additionally benefits from a good size rear garden, driveway with ample parking and garage and requires work therefore providing a great opportunity to put

your own stamp on this brilliant home.

AGENTS NOTES

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council.

EPC- TBC

TENURE

Feehold





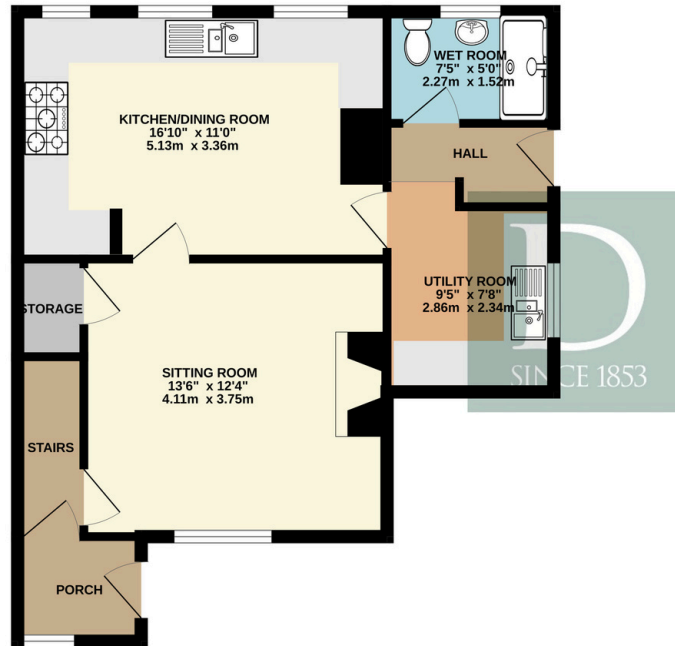
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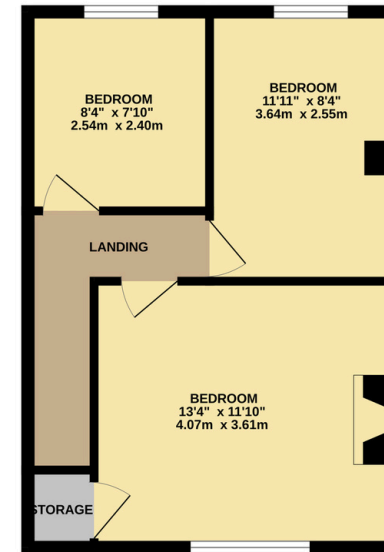


FLOOR PLAN

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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