



4 MOYSE AVENUE  
REYDON



A beautifully presented end terraced house, which has been extended and finished to a high standard, provides flexible accommodation and is situated in the popular village of Reydon.

Set back from the road via a small fenced garden, you are welcomed into a hallway with useful storage cupboard. The hallway leads to all the main accommodation on the ground floor. A door leads to a light and bright front reception room currently used as a snug. The stylish kitchen provides plenty of storage and worktop space, views to the rear garden and opens to the extension with the sitting room which is a wonderful area to relax and socialise with its wood burning stove, velux windows and bifold doors to the rear courtyard. The ground floor accommodation is completed with a shower room, and further reception room with velux window and view to the front.

On the first floor the principal bedroom is situated to the front of the property and offers built in storage. There is a single bedroom to the front and a further double bedroom to the rear as well as a family bathroom.

To the rear is a courtyard garden which has a paved patio and decked seating area ideal for alfresco dining, water feature, large workshop and shed and a parking

space to the side of the property.

Situated in the popular village of Reydon this area offers a number of amenities including village stores, medical centre and a public house with Southwold offering an abundance of local shops, restaurants and coastal attractions.

**TENURE - FREEHOLD**

**EPC - C**

**LOCAL AUTHORITY**

East Suffolk Council. Band B

**SERVICES**

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.



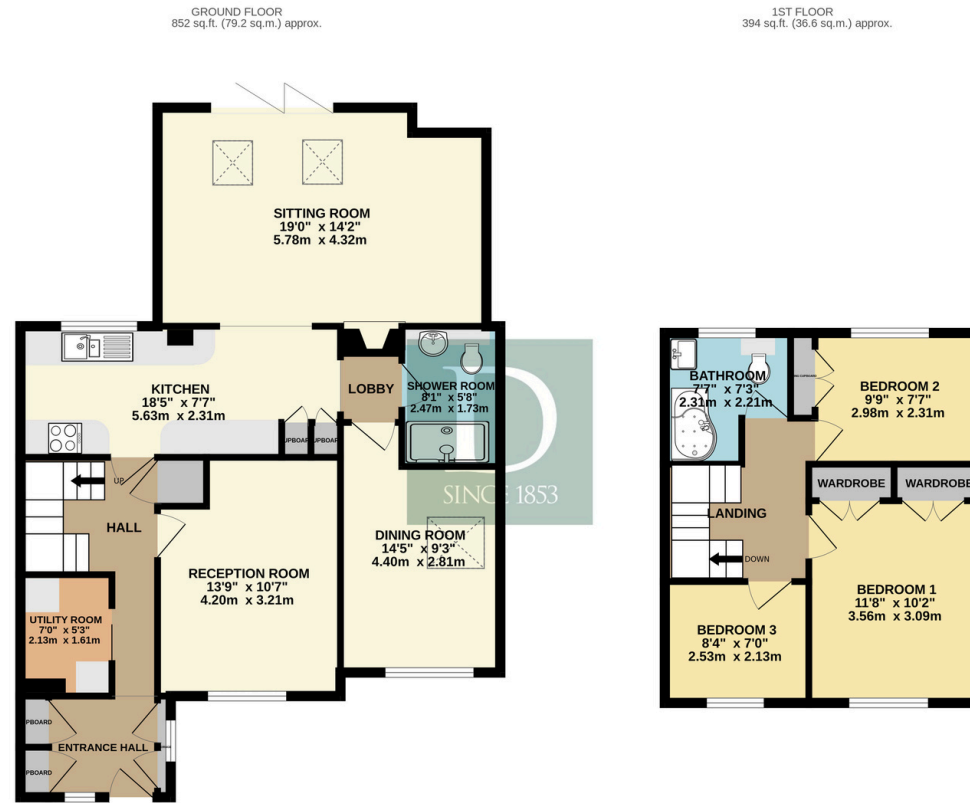


SPACIOUS  
ACCOMMODATION





## FLOOR PLAN



TOTAL FLOOR AREA: 1246 sq. ft. (115.8 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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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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.

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.

### CONTACT US

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