



71 THE DRIVE REYDON SOUTHWOLD
GUIDE PRICE £289,000 FREEHOLD

Porch Entrance Hall Sitting Room and Dining Area

Kitchen Conservatory

Three Bedrooms Bathroom

Front and Rear Garden Driveway and Garage Further Drive/Hardstanding at Rear

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

71 The Drive is a delightful detached bungalow situated in a sought after location. Main benefits include light and airy rooms, part double glazing, gas fired central heating, a conservatory and a pretty secluded rear garden. The accommodation comprises a porch, entrance hall, sitting room with dining area, fitted kitchen and conservatory. There are three bedrooms and a bathroom. To the front is a garden and driveway which leads to the garage and a garden to the rear with a further driveway which could be used to park a motorhome or caravan. The property has been well cared for by the current owner and consequently it is in good order throughout. The property would be ideally suited for either full time occupation or for use as a holiday home. To appreciate the spacious accommodation offered early viewing is advised.

LOCATION

Number 71 is situated in an enviable location approximately a half mile from the renowned coastal town of Southwold and the seafront. The village of Reydon provides shops, a primary school, Church, a recently opened medical centre and the Randolph Hotel offering good food and the famous locally brewed Adnams beers. Sports facilities can be found at Felicity Sports Club at St Felix School nearby. The historic town of Southwold has an excellent range of leisure facilities and amenities including, golf, bowls and sailing clubs, High Street shops, pubs and restaurants, library, primary school, dental surgery, the award winning Pier, Churches and halls. The surrounding area is a designated an Area of Outstanding Natural Beauty renowned for its coastal and country walks. Only 10 minutes drive are the sandy beaches of Walberswick, forest walks of Dunwich and the award winning bird reserve at Minsmere.

DIRECTIONS

Leave the agents Southwold office and proceed out of town over Might's Bridge and into Reydon. Continue on the Halesworth Road for approximately half a mile and take the first right into The Drive. Follow the road round to the left and the property can be found after a short distance on the left hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A uPVC front entrance door with glazed panel opens to the:-

PORCH

With wall light point and door to:-

ENTRANCE HALL

Radiator; built in shelved linen cupboard with radiator; wall mounted heating thermostat; hatch with ladder giving access to part boarded loft with light; ceiling light point; fitted carpet; door to:-

SITTING ROOM/DINING AREA

21ft 1in x 10ft 9in. Excluding Box Bay
6.43m x 3.27m

Double glazed box bay window to front aspect; two radiators; TV point; telephone point; coved and textured ceiling; two ceiling light points; shelving; laminate flooring; door to:-

KITCHEN

11ft 4in x 8ft 11in.
3.47m x 2.73m

Secondary glazed window to rear aspect and glazed door to conservatory; stainless steel sink with mixer tap; water softener; a good range of fitted base and wall mounted units; work surfaces and tiled splash backs; built in stainless steel electric oven with inset gas hob and extractor over; fridge/freezer space; plumbing for washing machine; radiator; wall mounted gas combination boiler for central heating and domestic hot water; coved and textured ceiling; two ceiling light points; ceramic tiled flooring.

CONSERVATORY

11ft 2in x 10ft 9in.
3.40m x 3.28m

Double glazed to three aspects on a brick plinth with polycarbonate roof; radiator; wall light point; power point; ceramic tiled flooring; door to garden.

BEDROOM 1

10ft 2in x 10ft 1in.
3.10m x 3.09m

Double glazed window to front aspect; built in wardrobe and dressing table; radiator; coved and textured ceiling; ceiling light point; two wall light points; laminate flooring.

BEDROOM 2

9ft 5in x 9ft.
2.85m x 2.72m

Secondary glazed window to rear aspect; radiator; built in wardrobe cupboard; coved and textured ceiling; ceiling light point; laminate flooring.

BEDROOM 3

9ft 6in x 6ft 7in.
2.91m x 2.02m

Secondary glazed window to rear aspect; radiator; ceiling light point; fitted carpet.

BATHROOM

Secondary glazed window to rear aspect; a three piece suite comprising a panelled bath with shower over and glass screen; pedestal wash basin and low level wc. Radiator; ceiling light point; ceramic wall tiles; vinyl flooring.

OUTSIDE-Front.

The front garden is mainly paved for ease of maintenance with a number of inset borders containing mixed planting. A driveway with parking for two vehicles leads to the garage with up and over door, power, lighting and window.

OUTSIDE-Rear.

The rear garden is enclosed by both brick wall and panel fencing. Like the front it is mainly paved for ease of maintenance with pathways leading past planted areas. The garden is well stocked with a number of mature shrubs, ornamental trees and fruit trees. There is a greenhouse, timber shed and outside water supply. At the end of the garden is the second driveway. This would be ideal to store a trailer, motorhome or caravan.

LOCAL AUTHORITY

Waveney District Council.

ENERGY PERFORMANCE RATING

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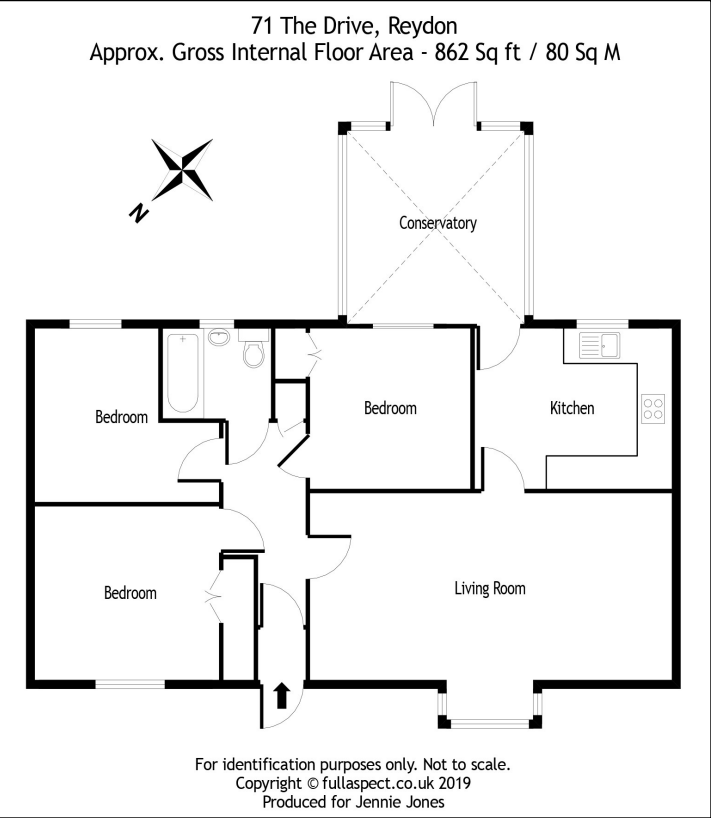
SERVICES

We understand all mains services are connected.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3942



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office