



SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



LAKESIDE PARK DRIVE REYDON
GUIDE PRICE £535,000 FREEHOLD

Entrance Hall Sitting Room Kitchen/Breakfast Room Utility Room Dining Room

Three Double Bedrooms (one with en-suite shower room) Family Bathroom

Front and Rear Gardens Double Garage

Stunning Views Over The Lake

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

A detached three bedroom bungalow in a sought after location, with stunning views over the lake.

The property has been well cared for by the current owner and consequently it is in good order throughout.

The accommodation comprises an entrance hall, sitting room, dining room, kitchen/breakfast room and utility room. There are three double bedrooms, one with an en-suite shower room and a family bathroom. To the front of the bungalow is a garden, driveway and double garage and to the rear is a garden with lovely views over the lake.

The bungalow would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this popular area has to offer.

To appreciate the spacious accommodation, viewing is highly recommended.

LOCATION

The bungalow is situated in an enviable location towards the end of Lakeside Park Drive and 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 and take the fourth turning on the left into Lakeside Park Drive. Continue along the road and the bungalow is towards the end on the left.

The accommodation in more detail comprises:

ACCOMMODATION

A double glazed front entrance door with double glazed side panels, beneath a storm porch, opens to the:-

ENTRANCE HALL

9ft 2in x 6ft 9in.
2.81m x 2.07m

With radiator; telephone point; wall mounted heating thermostat; power point; coved and textured ceiling; ceiling light point; fitted carpet; doors to inner hall, sitting room and to:-

KITCHEN/BREAKFAST ROOM

12ft 1in x 11ft 6in.
3.69m x 3.52m

Double glazed window to front aspect; stainless steel double bowl sink with drainer and mixer tap; a good range of oak coloured base, display and wall mounted units; work surfaces and tiled splash backs; electric cooker space; fridge/freezer space; radiator; coved and textured ceiling; ceiling light point; vinyl flooring; door to dining room and door to:-

UTILITY ROOM

12ft 1in x 5ft 5in.
3.69m x 1.67m

Double glazed window to front aspect; half glazed uPVC door to side; radiator; stainless steel sink over base unit; wall mounted units; work surface and tiled splash backs; plumbing for washing machine; plumbing for dishwasher; coved and textured ceiling; ceiling light point; vinyl flooring.

DINING ROOM

13ft 4in x 10ft.
4.07m x 3.03m

Double glazed sliding patio door to rear with lovely views to the lake; radiator; coved and textured ceiling; ceiling light point; fitted carpet; glazed panel double doors to:-

SITTING ROOM

16ft 4in x 13ft 4in.
4.98m x 4.07m

Double glazed sliding patio doors to the rear with stunning views of the lake; feature fireplace with surround and hearth, housing a gas flame effect fire; two radiators; two wall light points; TV point; coved and textured ceiling; two ceiling light points fitted carpet.

INNER HALL

With built in cloaks cupboard; built in shelved airing cupboard housing the hot water cylinder; loft access hatch; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 1

13ft x 12ft 3in.
3.98m x 3.75m

Double glazed window to rear aspect with views over the garden to the lake; radiator; telephone point; TV point; two wall light points; coved and textured ceiling; ceiling light point; fitted carpet; door to:-

EN-SUITE SHOWER ROOM

10ft x 5ft 9in.
3.03m x 1.75m

Double glazed window to side aspect; tiled shower cubicle with wall mounted shower; pedestal wash basin; low level wc; bidet; radiator; ample wall tiling; shaver socket; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 2

13ft x 11ft 4in. Excluding Bay
3.98m x 3.47m

Double glazed box bay to front aspect; radiator; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 3

12ft 10in x 9ft 1in.
3.91m x 2.79m

Double glazed window to front aspect; radiator; coved and textured ceiling; ceiling light point; fitted carpet.

BATHROOM

13ft 4in x 7ft 2in.
4.06m x 2.19m

Double glazed window to rear aspect; panelled bath; pedestal wash basin; low level wc; radiator; ample tiling; shaver socket; coved and textured ceiling; ceiling light point; fitted carpet.

OUTSIDE-Front.

A shingle driveway with ample parking space leads to the detached double garage with up and over door, power, lighting, personal door and window. The front has an area of lawn and borders containing a wide variety of mixed planting.

OUTSIDE-Rear.

The rear garden has a paved patio and an area of lawn. There are borders containing a mix of mature plants and shrubs and a decked sitting area with lovely views over the lake.

LOCAL AUTHORITY

Waveney District Council.

ENERGY PERFORMANCE RATING

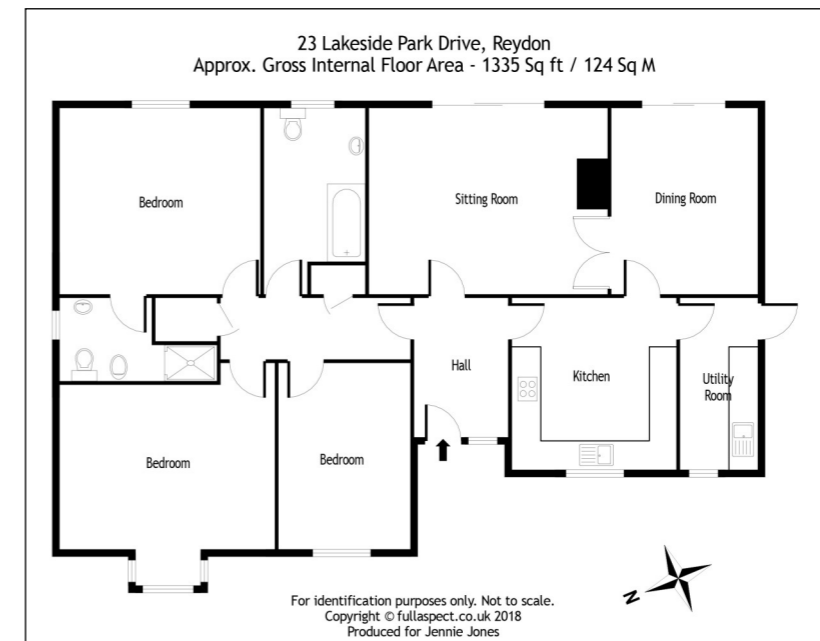
SERVICES

We understand all mains services are connected.

VIEWING

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

REF: 3951



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