



SOUTHWOLD  
SAXMUNDHAM

EST. 1993

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SOUTHWOLD  
SAXMUNDHAM

ESTATE AGENTS



33 KINGFISHER CRESCENT REYDON  
GUIDE PRICE £344,950 FREEHOLD

Porch Entrance Hall Cloakroom Sitting Room

Dining Room Kitchen Conservatory

Four First Floor Bedrooms (1 with en-suite shower and basin) Bathroom

Front and Rear Garden Double Garage Summerhouse

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

## THE PROPERTY

Number 33 is a four bedroom detached family house in a good location.

The property benefits from light and airy accommodation, double glazing, gas fired central heating and a south facing garden.

The accommodation in brief comprises a porch, entrance hall, cloakroom, sitting room, dining room, kitchen and conservatory. There are four bedrooms to the first floor, one with an en-suite shower cubicle and wash basin and a separate family bathroom. There is a garden to the front, driveway with parking for two vehicles and a double garage. To the rear is an enclosed south facing garden.

The property 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 fully appreciate the accommodation offered, early viewing is strongly advised.

## LOCATION

Number 33 is situated less than a mile from the renowned coastal town of Southwold with its beach, shops, bars and cafes.

The village of Reydon provides shops, a primary school and Church. Sports facilities can be found at Felicity Sports Club at St Felix School nearby.

This property is in a sought after village location that rarely comes on to the market, opposite the village green and recently opened medical centre around the corner and the nearby Randolph Hotel offering good food and the famous locally brewed Adnams beers.

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 locality is designated an Area of Outstanding Natural Beauty renowned for its coastal and country walks. For example, 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 head out of town over Might's Bridge and into Reydon. Keep left on the Halesworth Road for about a half mile before taking the first right into The Drive. Follow the road round to the left until it meets Kingfisher Crescent. Turn left at the junction and the property can be found after a short distance on the left hand side.

## ACCOMMODATION

A half glazed uPVC door opens to the:-

## PORCH

Double glazed to three sides on a brick plinth; wall light point; half glazed uPVC door to:-

## ENTRANCE HALL

Double glazed window to side aspect; radiator; under stairs recess and under stairs cupboard; wall mounted heating thermostat; stairs to first floor accommodation; coving; ceiling light point; fitted carpet; door to:-

## CLOAKROOM

Double glazed window to front aspect; low level w.c. and wall mounted wash basin; radiator; fully tiled walls; coved and textured ceiling; ceiling light point; ceramic floor tiling.

## SITTING ROOM

17ft 10in x 11ft 3in. (5.44m x 3.43m)

Double glazed bow window to front aspect; feature brick fireplace with hearth and mantle, housing an electric fire; TV point; telephone point; coved and textured ceiling; ceiling light point; fitted carpet; glazed French doors to:-

## DINING ROOM

12ft 4in x 9ft 4in. (3.76m x 2.84m)

Double glazed sliding patio door opening to the conservatory; radiator; serving hatch to kitchen; ceiling light point; fitted carpet.

## CONSERVATORY

10ft 9in x 8ft. (3.28m x 2.44m)

Double glazed to three aspects on a brick plinth with polycarbonate roof and doors to garden; ceiling light/fan; radiator; blinds; laminate flooring.

## KITCHEN

11ft 10in x 7ft 9in. (3.61m x 2.36m)

Double glazed window to rear and half glazed uPVC door to side; stainless steel sink with mixer tap; a good range of cream coloured base, wall and display units; work surfaces and tiled splash back; built in eye level Bosch oven; inset gas hob; plumbing for washing machine; fridge space; ceiling light point; ceramic tiled flooring.

## FIRST FLOOR

Stairs from the entrance hall lead to the:-

## LANDING

With double glazed window to side aspect; built in shelved airing cupboard housing the hot water cylinder; loft access hatch with ladder; coved and textured ceiling; ceiling light point; fitted carpet.

## BEDROOM 1

12ft 7in x 10ft 1in. (3.84m x 3.07m)

Double glazed window to front aspect; radiator; a range of built in wardrobes and drawers; TV point; coving; ceiling light point; fitted carpet; door to:-

## EN-SUITE

With shower cubicle; vanity style wash basin; fully tiled walls; extractor fan; ceiling light point.

## BEDROOM 2

9ft 7in x 9ft 3in. (2.92m x 2.82m)

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

## BEDROOM 3

9ft 7in x 7ft 3in. (2.92m x 2.21m)

Double glazed windows to front and side aspects; radiator; coved and textured ceiling; ceiling light point; fitted carpet.

## BEDROOM 4

9ft 3in x 7ft 9in. (2.82m x 2.36m)

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

## BATHROOM

7ft 9in x 5ft 5in. (2.36m x 1.65m)

Double glazed window to side aspect; a three piece suite in white comprising a panelled bath with shower over and screen; pedestal wash basin; low level w.c.; radiator; fully tiled walls; ceiling light point; ceramic tiled floor.

## OUTSIDE - Front.

There is a small garden to the front of the property which has an area of grass and borders containing mixed plants and hedging. A brick weave driveway with parking for two vehicles leads to the double garage. The garage has an electric up and over door, power, lighting, window and personal door.

## OUTSIDE - Rear.

The enclosed rear garden is south facing and has a paved patio, an area of lawn and borders containing a selection of shrubs and plants. There is a timber summer house, timber garden shed and outside water supply.

## LOCAL AUTHORITY

East Suffolk Council.

## ENERGY PERFORMANCE RATING

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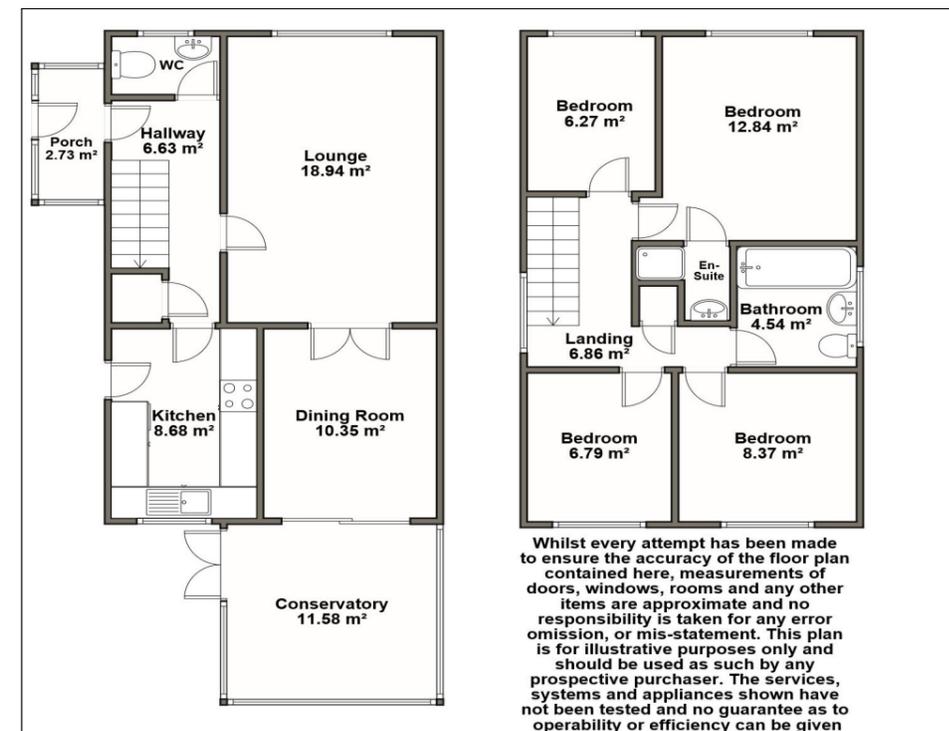
## SERVICES

We understand all mains services are connected.

## VIEWING

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

REF: 3959



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