



**KELLMAE WANGFORD ROAD REYDON**  
**GUIDE PRICE £385,000 FREEHOLD**

In Need of Upgrading and Modernisation

Entrance Hall   Sitting Room   Dining Room   Kitchen   Conservatory

Three Bedrooms   Bathroom   Separate WC

Gardens to Front, Sides and Rear   Garage

Views Over Fields to Front, Side and Rear

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

## THE PROPERTY

A detached three bedroom bungalow in need of upgrading and modernisation. The property is situated on the outskirts of the village, just beyond the Church and benefits from rural views from the front, side and rear aspect.

The accommodation in brief comprises an entrance hall, sitting room, dining room, rear lobby, kitchen and conservatory. There are three bedrooms a bathroom and separate wc. To the front of the property is a driveway, garden and garage. There are also gardens to each side and the rear.

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 fully appreciate the accommodation offered, early viewing is advised. There is no onward chain.

## LOCATION

Kellmae is situated approximately a mile and a half 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, close to the Church and with views to fields from three aspects. Just a short distance away is the 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. Take the right fork, Wangford Road, and proceed for about a mile. The bungalow can be found on the right hand side just past the Church.

The accommodation in more detail comprises:

## ACCOMMODATION

A uPVC entrance door with glazed panels to each side opens to the:-

### ENTRANCE HALL

With radiator; three built in storage cupboards; power point; wall mounted heating thermostat; loft access hatch; ceiling light point; wall light point; fitted carpet; door to:-

### SITTING ROOM

25ft 4in x 13ft 4in.

7.72m x 4.06m

Two double glazed windows to the front aspect and further double glazed window to the side; three radiators; brick fireplace with mantle and hearth; TV point; two ceiling light points; four wall light points; coved and textured ceiling; fitted carpet; part glazed double doors to:-

### DINING ROOM

14ft 9in x 8ft 10in.

4.50m x 2.70m

Double glazed window to rear aspect overlooking the garden and fields beyond; double glazed door to conservatory; radiator; electric fire within recess with shelving and alcoves; built in shelved airing cupboard with hot water tank; serving hatch to kitchen; coved and textured ceiling; ceiling light point; fitted carpet; door to entrance hall and sliding door to:-

### REAR LOBBY

With radiator; uPVC door to exterior; loft access hatch; built in cloaks cupboard; built in boiler cupboard with floor standing oil fired boiler for central heating and domestic hot water; arched opening to:-

### KITCHEN

12ft 3in x 8ft 4in.

3.73m x 2.56m

Double glazed window to rear with views over fields and further double glazed window to side; stainless steel sink; a good range of base and wall mounted units; work surfaces and tiled splash backs; cooker space; fridge space; plumbing for washing machine; two ceiling light points.

### CONSERVATORY

17ft 2in x 7ft 10in.

5.23m x 2.40m

Single glazed to three aspects on a brick plinth with polycarbonate roof; power and lighting; door to garden.

### BEDROOM 1

12ft x 9ft 8in.

3.67m x 2.97m

Double glazed window to front aspect; radiator; built in wardrobes with dressing table; coved and textured ceiling; ceiling light point; fitted carpet.

### BEDROOM 2

10ft 5in x 10ft.

3.19m x 3.02m

Double glazed window to side aspect; radiator; built in wardrobe cupboard; dressing table; coved and textured ceiling; ceiling light point; fitted carpet.

### BEDROOM 3

8ft 10in x 8ft.

2.69m x 2.44m

Double glazed window to side aspect; radiator; built in wardrobe cupboard; coved and textured ceiling; ceiling light point; fitted carpet.

### BATHROOM

Double glazed window to rear aspect; panelled bath; pedestal wash basin; radiator; ceiling light point; fully tiled walls and floor.

### SEPARATE WC

Double glazed window to rear aspect; low level wc; ceiling light point; fully tiled walls and floor.

## OUTSIDE

To the front of the bungalow is a driveway which leads to the garage with ample parking for a number of vehicles. The front garden is mainly lawn with borders containing a mix of planting. To one side of the property is a lawn and paved hard standing area and to the other side is a green house and workshop.

The enclosed rear garden is also mainly lawn with borders containing a variety of mixed planting and views over fields.

## LOCAL AUTHORITY

East Suffolk District Council.

## ENERGY PERFORMANCE RATING

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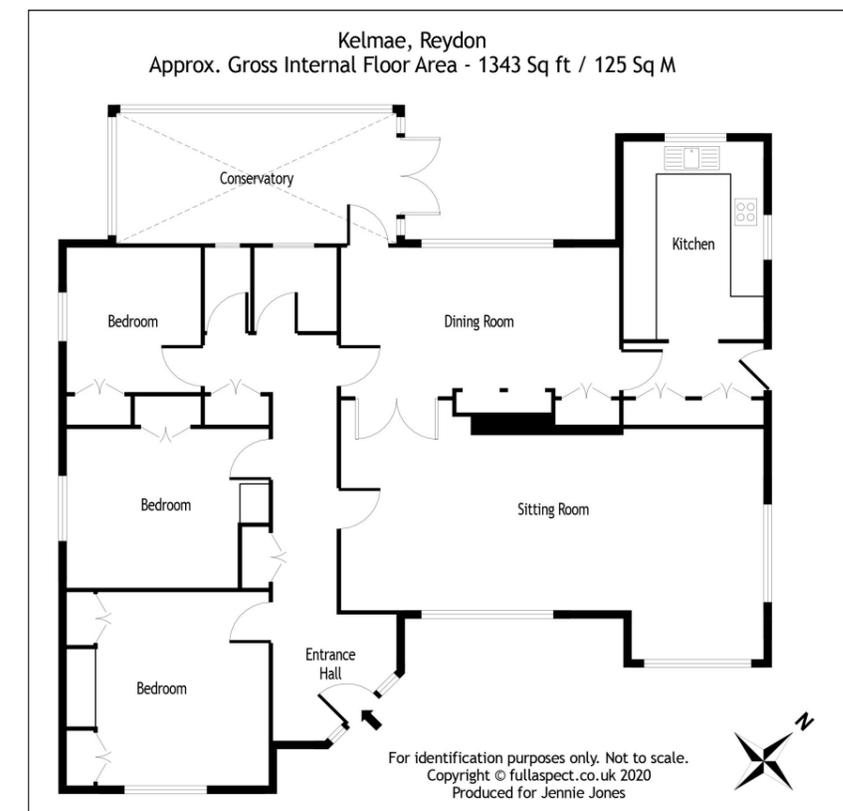
## SERVICES

We understand mains and electricity are connected and drainage is by septic tank. Heating is by oil fired boiler.

## VIEWING

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

REF: 3962



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