



11 ST. MARGARETS COURT REYDON  
GUIDE PRICE £320,000 FREEHOLD

No Onward Chain

Entrance Hall Shower Room Utility Room

Open Plan Kitchen, Dining Area and Sitting Room

Four First Floor Bedrooms (1 with En-suite Shower Room) Family Bathroom

Garden to Rear and Side Allocated Parking Space

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

## THE PROPERTY

A delightful, spacious and extended four bedroom end terraced property situated within a cul-de-sac. The house has been well cared for by the current owners and consequently it is in very good order throughout.

Main benefits include spacious well proportioned rooms, double glazing and a wet hydronic underfloor heating system to all ground and first floor rooms. The accommodation comprises an entrance hall, ground floor shower room, utility room and open plan kitchen, dining area and spacious sitting room. There are four bedrooms to the first floor, one with an en-suite shower room and also a family bathroom. There is an enclosed garden to the rear and side of the property and allocated parking to the front.

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

To appreciate the accommodation fully, viewing is highly recommended.

## LOCATION

Number 11 is situated approximately a half mile from the renowned coastal town of Southwold with its High Street shops, beach, 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.

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 proceed out of town over Might's Bridge and into Reydon. Take the right fork onto Wangford Road and proceed for approximately a half mile. Turn left into St. Margarets Court and follow the road to the right. The property can be found at the end of the cul-de-sac on the left.

The accommodation in more detail comprises:

## ACCOMMODATION

A half glazed front entrance door beneath a storm porch opens to the:-

### ENTRANCE HALL

With coat hanging space; two ceiling light points; coving; stairs to first floor accommodation; door to utility room and door to:-

### SHOWER ROOM

Fully tiled shower cubicle; low level w.c. with concealed cistern; vanity style wash basin with cupboards and work top; towel radiator; ample tiling; extractor fan; recessed ceiling lights.

### UTILITY ROOM

6ft 2in x 4ft 10in.

1.87m x 1.46m

Double glazed door and window to rear aspect; stainless steel sink; a range of base and wall mounted units; work surface; plumbing for washing machine and dishwasher; space for tumble drier; recessed ceiling lights; door to:-

### KITCHEN

18ft 8in x 9ft 8in.

5.69m x 2.95m

Two double glazed windows to rear aspect and further double glazed window to the side; a good range of cream coloured kitchen units with granite work surfaces; two built in ovens; inset gas hob with extractor hood over; breakfast bar; integrated fridge and freezer; integrated dishwasher; TV point; opening to:-

### DINING AREA

With folding patio doors to the side garden; spacious under stairs storage cupboard and open to:-

### SITTING ROOM

21ft 4in x 14ft 10in.

6.50m x 4.52m

Box bay double glazed window to front and further double glazed window to front aspect; window to side; door to entrance hall; TV point; two ceiling light points.

## FIRST FLOOR

Stairs from the entrance hall lead to the:-

### LANDING

With built in airing cupboard housing the hot water cylinder; loft access hatch; fitted carpet; door to:-

### BEDROOM 1

12ft x 10ft 5in.

3.66m x 3.16m

Double glazed window to rear aspect with views over fields; built in wardrobe cupboard; TV point; ceiling light point; fitted carpet; door to:-

### EN-SUITE SHOWER ROOM

Double glazed window to rear aspect; fully tiled shower cubicle; low level w.c.; vanity style wash basin; towel radiator; ceramic tiled flooring; recessed ceiling lights; extractor fan.

### BEDROOM 2

14ft 3in x 8ft 11in.

4.34m x 2.73m

Two double glazed windows to front aspect; ceiling light point; fitted carpet.

### BEDROOM 3

13ft 1in x 8ft 11in.

3.99m x 2.73m

Double glazed window to front aspect; recessed ceiling lights; TV point; fitted carpet.

### BEDROOM 4

13ft 1in x 9ft 5in.

3.99m x 2.87m

Double glazed window to rear aspect with views over fields; recessed ceiling lights; TV point; fitted carpet.

### FAMILY BATHROOM

A three piece suite comprising bath; vanity style wash basin and low level w.c.; ample tiling; recessed ceiling lights; towel radiator; ceramic tiled flooring.

## OUTSIDE

There is an enclosed garden to the rear and side of the property. Paved patio; outside water supply and some inset planting. The garden faces west.

## AGENTS NOTE

There is an annual service charge payable of approximately £70 to cover the upkeep of green areas and communal lighting.

## LOCAL AUTHORITY

East Suffolk Council.

## ENERGY PERFORMANCE RATING

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## SERVICES

We understand all mains services are connected. Heating by under floor system to most areas.

## VIEWING

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

REF: 3988

*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*