



6 HILLFIELD COURT REYDON
GUIDE PRICE £345,000 FREEHOLD

- Entrance Hall Cloakroom Sitting Room
- Kitchen with Dining Area Conservatory
- Three First Floor Bedrooms (1 with En-suite Shower Room) Family Bathroom
- Off Street Parking at Front Rear Garden

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

An immaculately presented three bedroom end terraced house in a quiet cul-de-sac.

Main benefits include double glazed windows and doors, gas fired central heating, off street parking and a low maintenance rear garden.

The accommodation in brief comprises an entrance hall, cloakroom, sitting room, kitchen with dining area and a conservatory. To the first floor are three bedrooms, one with an en-suite shower room and a family bathroom. There is off street parking at the front and an enclosed low maintenance garden to the rear.

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

To fully appreciate the accommodation on offer, viewing is highly recommended.

LOCATION

Number 6 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 right into Hillfield Court and the property can be found after a short distance on the left hand side.

The accommodation in more detail comprises:

ACCOMMODATION

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

ENTRANCE HALL

With radiator; under stairs storage cupboard; wall mounted heating thermostat; power point; coving; stairs to first floor accommodation; wood effect flooring; door to:-

CLOAKROOM

Double glazed window to side aspect; low level toilet; pedestal wash basin with tiled splash back; radiator; coving; ceiling light point; ceramic tiled flooring.

SITTING ROOM

15ft 6in x 10ft 10in.
4.74m x 3.32m

Double glazed window to front aspect; radiator; fireplace with hearth and surround housing a gas flame effect fire; TV point; coving; ceiling light point; fitted carpet; double doors to:-

KITCHEN/DINING AREA

17ft 7in x 8ft 10in.
5.38m x 2.69m

Double glazed window to rear aspect; double glazed sliding patio door to conservatory; 1½ bowl stainless steel sink with mixer tap; a good range of base and wall mounted units; work surfaces; tiled splash backs; built in stainless steel cooker with inset hob and extractor hood over; integrated fridge/freezer; integrated dishwasher; integrated washing machine; wall mounted gas fired boiler for central heating and domestic hot water, concealed within wall unit; radiator; wall mounted air conditioning unit; TV point; recessed ceiling lights; ceramic tiled flooring.

CONSERVATORY

8ft 6in x 8ft.
2.60m x 2.47m

Double glazed to three aspects with integral blinds; door to garden; power point; wall lights; wall mounted air conditioning unit; 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; radiator; coving; ceiling light point; fitted carpet.

BEDROOM 1

11ft 9in x 10ft 1in.
3.60m x 3.07m

Double glazed window to rear aspect; radiator; built in wardrobe cupboard; telephone point; TV point; wall mounted air conditioning unit; coving; ceiling light point; fitted carpet; door to:-

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with wall mounted shower; pedestal wash basin; low level toilet; radiator; shaver socket; coving; extractor fan; recessed ceiling lights; ceramic tiled flooring.

BEDROOM 2

10ft 5in x 9ft 5in.
3.19m x 2.89m

Double glazed window to front aspect overlooking the green; radiator; loft hatch with ladder giving access to the roof space which is boarded and has lighting; TV point; coving; ceiling light point; fitted carpet.

BEDROOM 3

8ft 10in x 7ft 3in.
2.69m x 2.22m

Double glazed window to rear aspect; radiator; TV point; coving; ceiling light point; fitted carpet.

BATHROOM

6ft 10in x 5ft 10in.
2.08m x 1.80m

Double glazed window to front aspect; a three piece suite in white comprising a panelled bath with shower attachment and glass screen; pedestal wash basin; low level toilet; radiator; shaver socket; ample tiling; extractor fan; recessed ceiling lights; coving; ceramic tiled flooring.

OUTSIDE - Front.

The front garden has been shingled to allow for off street parking. There are shrubs and a path that leads to the front door.

OUTSIDE - Rear.

The enclosed rear garden has been landscaped to form terracing with a selection of mixed planting. There is a paved patio area; outside water supply and a gate giving pedestrian access to the side.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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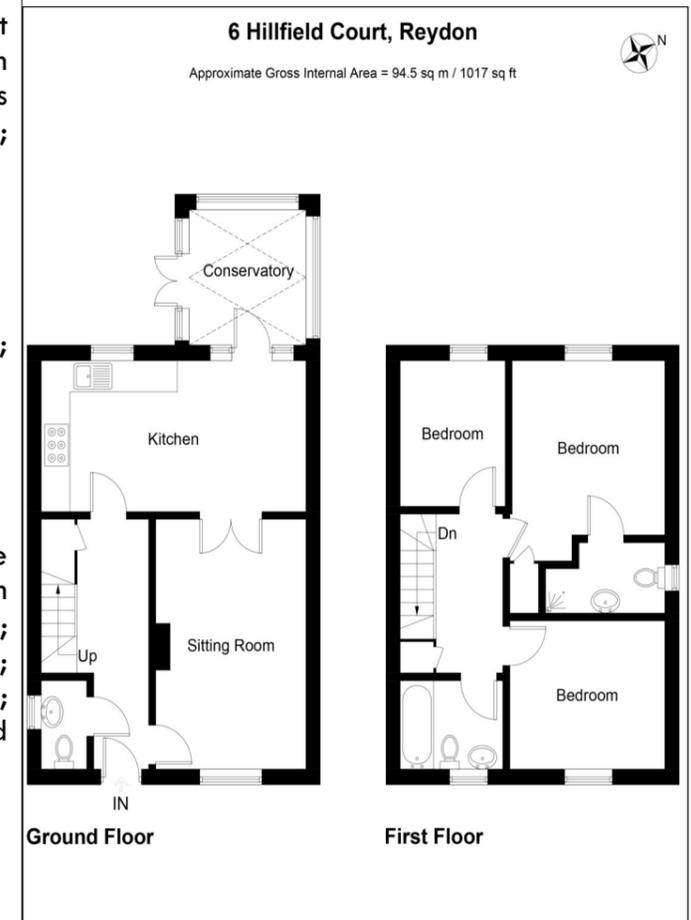
SERVICES

We understand all mains services are connected.

VIEWING

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

REF: 3989



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