



15 MALLARD ROAD REYDON
GUIDE PRICE £265,000 FREEHOLD

Entrance Hall Sitting Room Kitchen
Shower Room Two Bedrooms Conservatory
Front and Rear Garden Single Garage

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

A semi-detached two bedroom property situated within a quiet cul-de-sac less than a mile from the ever popular coastal town of Southwold.

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

Main benefits include double glazing, gas fired central heating, a recently fitted shower room and a spacious conservatory.

The accommodation in brief comprises an entrance hall, sitting room with dining area; kitchen, two bedrooms, a shower room and conservatory. There is a garden to the front and rear of the bungalow, driveway and single garage.

The property would be ideally suited for either full time occupation, as an investment or for use as a holiday home.

LOCATION

The property is situated in a good location 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, 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 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 turn left heading out of the town. Pass over Might's Bridge into Reydon and continue on the Halesworth Road for about a half mile. Turn right into The Drive and then turn right into Nightingale Avenue, continue for a short distance and turn right into Mallard Road. The property can then be found on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A uPVC half glazed entrance door opens to the:-

ENTRANCE HALL

With radiator; spacious built in shelved airing cupboard housing the hot water cylinder; power point; loft access hatch; ceiling light point; textured ceiling; fitted carpet; door to:-

SITTING ROOM/DINING AREA

16ft 8in x 11ft 4in.

5.08m x 3.45m

Double glazed shallow bow window to the front aspect; radiator; TV point; telephone point; coved and textured ceiling; two ceiling light points; room thermostat; ample power points; fitted carpet.

KITCHEN

8ft 8in x 6ft 6in.

2.64m x 1.98m

Double glazed window to front aspect; stainless steel sink with mixer tap; a good range of base and wall mounted units; electric cooker space; fridge/freezer space; plumbing for washing machine; wall mounted gas fired boiler for central heating and domestic hot water; work surfaces and tiled splash backs; wall mounted over door 'Myson' heater; textured ceiling; ceiling light point; wood effect flooring.

BEDROOM 1

12ft 6in x 10ft 4in.

3.81m x 3.15m

Secondary glazed window to rear aspect; radiator; built in wardrobe cupboards with storage over; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 2

9ft 4in x 7ft 7in.

2.84m x 2.31m

Double glazed door with small window to the side which opens to the conservatory; coved and textured ceiling; ceiling light point; fitted carpet.

CONSERVATORY

14ft 4in x 8ft.

4.37m x 2.44m

Double glazed to three aspects on a brick plinth and polycarbonate roof; radiator; two power points; blinds; fitted carpet.

SHOWER ROOM

Double glazed window to side aspect; fully tiled walk in shower; pedestal wash basin; low level toilet; radiator; textured ceiling; ceiling light point; ample tiling; ceramic tiled floor.

OUTSIDE-Front.

The front garden is mainly lawn with borders for planting. A driveway with parking space for two vehicles leads to the single garage with up and over door, window, power, lighting and a personal door to the side.

OUTSIDE-Rear.

The enclosed rear garden is also mainly lawn with borders for planting. There is a paved sitting area and an outside water supply.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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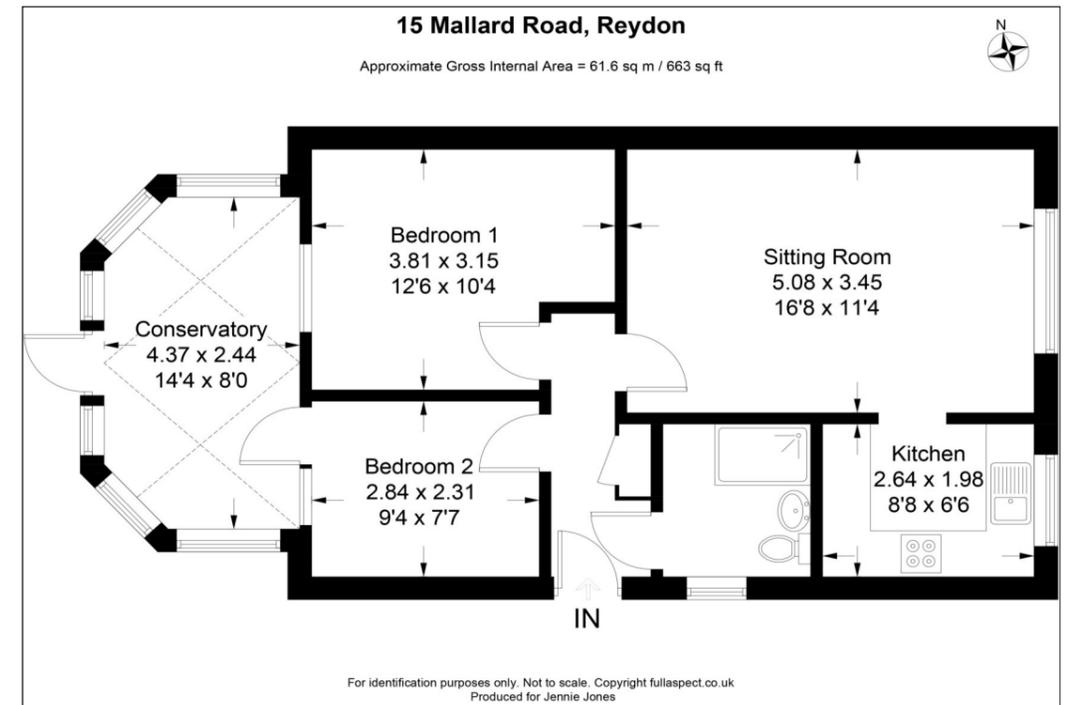
SERVICES

We understand all mains services are connected.

VIEWING

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

REF: 4002



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