



11 MALLARD ROAD REYDON
GUIDE PRICE £475,000 FREEHOLD

Entrance Hall Cloakroom Kitchen Utility Room

Sitting Room Dining Area Conservatory

Three First Floor Bedrooms Family Bathroom

Front and Rear Garden Double Garage

THE PROPERTY

Number 11 is an immaculately presented detached three bedroom family house. The property has been extensively refurbished by the current owners in recent years and consequently it is in extremely good order throughout.

The accommodation comprises an entrance hall, cloakroom, kitchen, utility room, sitting room, dining area and conservatory. To the first floor are three bedrooms and a family bathroom. There is a garden to the front and rear of the property and a double garage.

Main benefits include light and airy accommodation, double glazed windows, doors and gas fired central heating.

To appreciate the property fully internal viewing is highly recommended.

LOCATION

Number 11 Mallard Road is located in a quiet cul de sac, less than a mile from the ever popular town of Southwold.

The village of Reydon provides two shops, primary school, Church, a recently opened medical centre and 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, hospital library, primary school, doctors and dental surgeries, 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.

The accommodation in more detail comprises:

ACCOMMODATION

A front entrance door with glazed panel, beneath a storm porch opens to the:-

ENTRANCE HALL

Double glazed window to front aspect; radiator; under stairs storage cupboard and shelving; two wall light points; wall mounted heating thermostat; telephone point; staircase to first floor accommodation; fitted carpet; half glazed doors to kitchen, sitting room and door to:-

CLOAKROOM

Double glazed window to side aspect; vanity style washbasin with cupboard beneath: ample tiling; low level WC; radiator; ceiling light point.

KITCHEN

3.35m x 2.64m

Double glazed window and French doors opening to the rear garden; inset stainless steel sink with mixer tap and separate drinking water tap; a good range of grey coloured base and wall mounted units; pantry cupboard; integrated dishwasher; integrated fridge/freezer; work surfaces with glazed splash backs; stainless steel double oven: inset hob with stainless steel extractor hood; water softener; radiator; serving hatch to dining area; wood panelled ceiling with recessed ceiling lights; half glazed door to:-

UTILITY ROOM

4.22m x 1.65m

Stainless steel 1½ bowl inset sink with mixer tap; base units; work surface; plumbing for washing machine; wall light point; half glazed uPVC doors to front and rear aspects; door to double garage.

SITTING ROOM AND DINING AREA (L-shaped)

5.44m x 3.58m and 3.35m x 2.59m

Double glazed windows to front and rear aspects; double glazed French doors opening to the conservatory; two radiators; TV point; three wall light points; coving; hatch to kitchen; fitted carpet.

CONSERVATORY

4.75m x 3.25m

Double glazed to three aspects on a brick plinth with vaulted ceiling; radiator; ample power points; roof blinds; sliding door opening to the garden.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

Double glazed window to front aspect; built in shelved airing cupboard housing the hot water cylinder; loft access hatch with ladder; ceiling light point; fitted carpet; door to:-

BEDROOM 1

4.47m x 3.56m

Two double glazed windows to rear aspect; radiator; a range of built in wardrobe cupboards; telephone point; coving; ceiling light point; fitted carpet.

BEDROOM 2

3.78m x 3.09m

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

BEDROOM 3

2.79m x 2.26m

Double glazed window to front aspect; radiator; ceiling light point; fitted carpet.

BATHROOM

2.67m x 1.62m

Double glazed window to side aspect; a three piece suite in white comprising a panelled bath with shower over and glass screen; vanity style wash basin with cupboards and work surface; low level WC with concealed cistern; fully tiled walls; towel radiator; ceiling light point.

OUTSIDE-Front.

The front garden is mainly lawn with inset borders containing a wide selection of mature plants, shrubs and ornamental trees. A driveway with ample parking space leads to the double garage. The garage has an up and over door, power, lighting and a window to the rear. The gas boiler for central heating and domestic hot water is housed in the garage.

OUTSIDE-Rear.

The enclosed rear south facing garden is very secluded. Mainly pebbled for ease of maintenance. There is a large number of mature shrubs and hedging, a timber decked seating area and an outside water supply.

LOCAL AUTHORITY
East Suffolk Council.

ENERGY RATING

C

BANDING

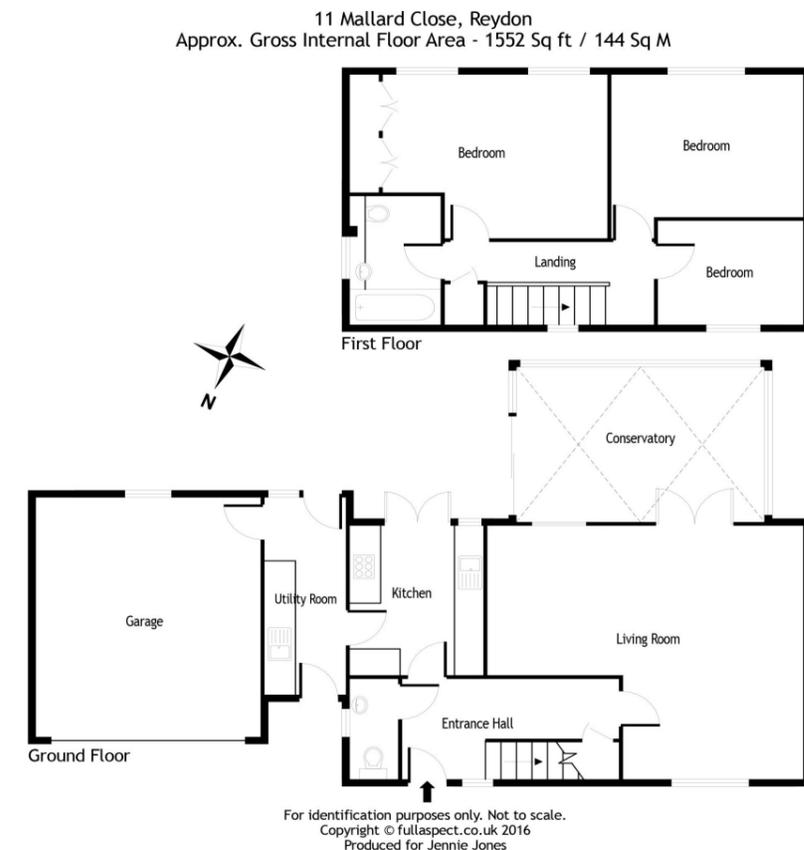
D

SERVICES

We understand all mains services are connected.

VIEWING

Strictly through our Saxmundham office - please telephone (01728) 605511.



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