



## Southwold, Suffolk

Guide Price £625,000

- Fine views
- Gas central heating
- Sitting room
- Open plan kitchen/dining/living room
- Double glazing
- Open fireplace
- Utility & wet rooms
- Private south facing garden
- EPC - D

# North Road, Southwold

North road is a peaceful location at the north edge of Southwold over looking Buss Creeks yet just a short stroll to the promenade, pier and beach of this most popular seaside town. Southwold is characterised by its variety of Regency and Victorian architecture, bordered by a large common, sandy beach with pier, a variety of greens and busy High Street with an excellent range of High Street and boutique shops. Southwold is situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, renowned for its birdwatching and numerous leisure pursuits.



Council Tax Band: C



## DESCRIPTION

An attractive semi detached house standing in this peaceful location taking full advantage of the fine views over Buss Creek. This well presented home has been extended and refurbished to provide excellent accommodation with gas central heating and double glazing, entrance hall, sitting room with open fireplace, utility room with side entrance door and wet room. To the rear is a well proportioned open plan kitchen/dining/living space with bi-fold doors opening to the secluded south facing garden. On the first floor there are three bedrooms, two enjoying fine views toward the sea. A stylish bathroom with bath and separate shower completes the accommodation.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rises to the first floor with storage cupboard below also housing gas central heating boiler.

### SITTING ROOM

Open fireplace with painted timber mantle and surround. View over Buss Creek

### UTILITY ROOM

Tiled floor, opaque glazed side entrance door. Tongue & groove panelling and shelves. Plumbing for washing machine.

### WET ROOM

Floor and wall tiling, floor drain shower, W.C and hand basin combination unit with storage.

### KITCHEN/DINING/LIVING ROOM

A spacious L-shaped room. The kitchen area is fitted with an

extensive range of gloss grey finished base and wall cupboards, work surfaces with tiled surrounds, down lighting and 1 1/2 bowl single drainer sink unit. Fitted appliances include Miele electric oven. Induction hob with stainless steel cooker hood over. Integrated dishwasher, fridge and freezer. The living/dining area has a vaulted ceiling with electronically operated roof lights. Bi-fold doors open to the paved terrace and garden.

## FIRST FLOOR

### LANDING

### BEDROOM

Far reaching view over Buss Creek to the sea. Built in wardrobes.

### BEDROOM

View over rear garden. Built in wardrobes.

### BEDROOM

Far reaching view over Buss Creek to the sea.

### BATHROOM

A spacious bathroom fitted with tongue & groove panel bath, shower cubicle, hand basin with storage below and W.C. tiling and tongue & groove panelled walls. Opaque window.

### TENURE

Freehold

### OUTGOINGS

Council Tax Band currently C

### SERVICES

Mains gas, electricity, water & drainage.

## VIEWING

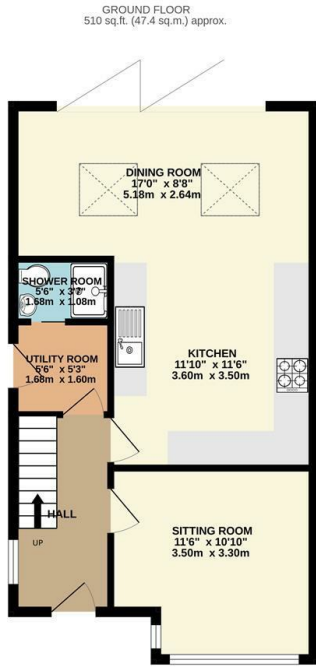
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20436/RDB.

## FIXTURES AND FITTINGS

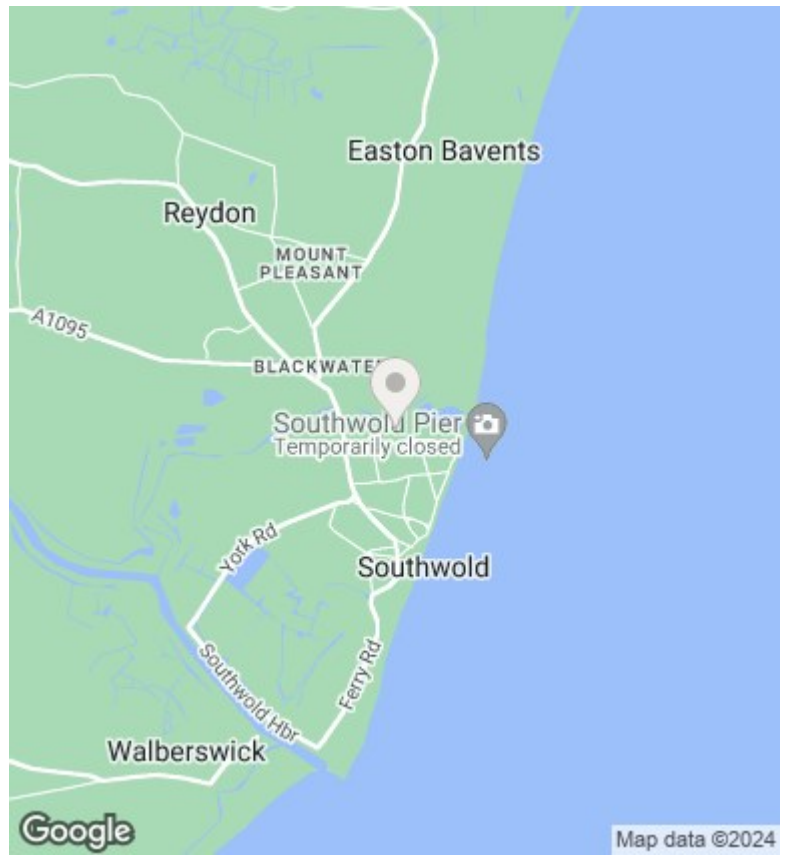
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TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)