



58 STRADBROKE ROAD

SOUTHWOLD



A beautifully presented Victorian five bedroom home in the centre of the coastal town of Southwold with off road parking and a courtyard garden.

Extensively updated to a high standard throughout by the current owners this spacious home offers accommodation over four floors. The living space is located on the ground floor and is made up of a dual aspect sitting room with feature electric wood-burning stove which leads through to the dining room and then opens into the kitchen. The accommodation is ideally laid out for entertaining with the spacious dining room opening into the impressive modern kitchen with bifold doors leading out into the attractive courtyard garden. The ground floor accommodation is completed with a WC and useful utility room.

Stairs rise to the first floor, where there are four bedrooms. The two larger bedrooms boast contemporary ensuite shower rooms, one of these bedrooms also has a bay window to the front looking down Stradbroke Road and towards the lighthouse. The accommodation on this floor is completed with a family bathroom with separate bath and shower.

The second floor accommodation provides the fifth bedroom or

additional reception space as preferred.

The property also features a cellar accessed externally, which is currently used as a gym.

Outside there is a west facing courtyard garden as well as off road parking for one car.

Situated just a short walk to the beach and popular High Street, the property is ideally located to enjoy all that the popular seaside town has to offer.

A picturesque and thriving market town, often described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests. There are several highly-rated state and private schools in the area catering for all ages.

VIEWING

Strictly by appointment with the







agent's Southwold Office.

TENURE - FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Band - D

EPC - D

SERVICES

Mains services are connected.
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)



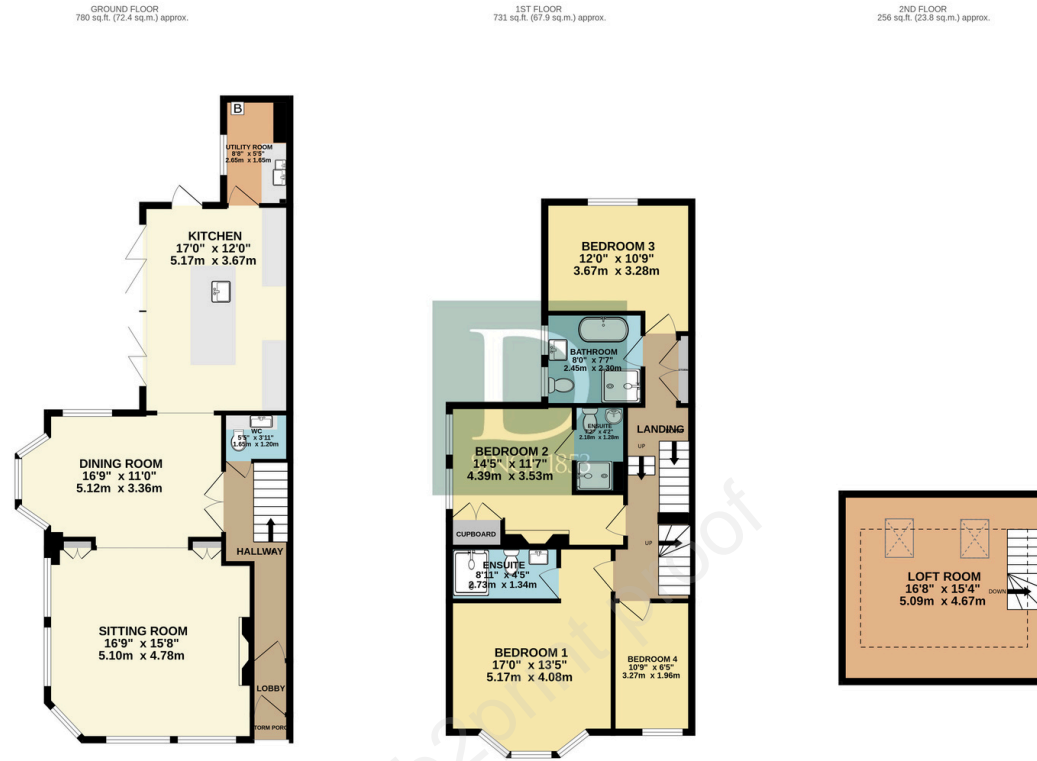


BEAUTIFULLY
RENOVATED





FLOOR PLAN



TOTAL FLOOR AREA: 1767 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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