

9 FIELDSTILE ROAD  
SOUTHWOLD







Situated in a popular location overlooking Tibbys Green this four bedroom end terrace home boasts both a courtyard garden and off road parking space.

**Now in need of updating, this spacious family home offers the perfect opportunity to create your ideal coastal home. You are welcomed into the property through an entrance hall which connects the ground floor accommodation. A dual aspect sitting room is situated to the front and boasts a bay window and feature fireplace, this room would have previously been two rooms opened up into one, ideal for socialising. A particular feature of the ground floor accommodation is a spacious kitchen/dining room which spans the full width of the property. The ground floor accommodation is completed with a wet room and utility room with external door out into the courtyard garden.**

Stairs rise to the first floor which includes four double bedrooms, a separate WC and shower room. The principal bedroom is situated to the front of the property with a bay window overlooking the church and Green to the front.

Outside the property is set back from Fieldstile Road by a small picket fence, the garden runs alongside the property with a small

courtyard to the rear. The property also benefits from an off road parking space for one car to the rear of the plot.

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.

**TENURE - FREEHOLD**

**VIEWING**

Strictly by appointment with the agent's Southwold Office.

**EPC - D**

**LOCAL AUTHORITY**

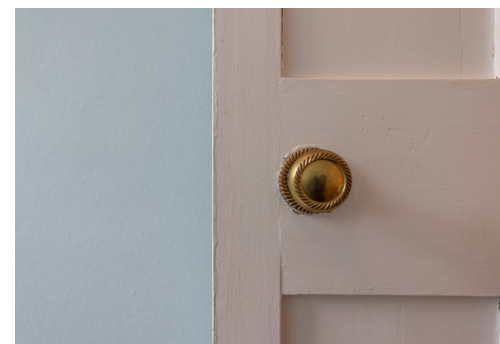
East Suffolk Council. Band - D

**SERVICES**

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







OFF ROAD  
PARKING











## FLOOR PLAN



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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.  
Made with Metropix ©2023

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 98 High Street, Southwold, Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**