



MANOR LODGE

WOODLEYS YARD, SOUTHWOLD, IP18 6HP



Manor Lodge is a spacious bungalow situated within the sought after town of Southwold and offers a brilliant tucked away and central location

You enter the property into a convenient hallway, providing access to all main aspects of the home. Situated to the right hand side of the property is two double bedrooms, bedroom 2 is accessed from the principle bedroom. Leading on from bedroom 2 is a useful utility room with direct access into the garden. Located to the left hand side of the home, to the front, is a country-style kitchen with access into the front courtyard. Beyond the kitchen is a useful dining room which leads through onto the large sitting room with fireplace, an ideal entertainment space to enjoy in all seasons. There is a large conservatory situated to the rear with two sets of sliding doors, from the Sitting Room and into the garden. The last double bedroom is positioned at the rear of the property. The ground floor accommodation is completed with family shower room and W/C.

The property additionally benefits from courtyard garden, plenty of storage and parking space.

Situated in one of the best locations in Southwold, the property is within

easy reach of the many facilities within Southwold and is only a minutes' walk to the beach. Southwold has a wide range of facilities that include good shopping, a golf course, a pier and sailing club. There are good transport links with a railway station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

TENURE- FREEHOLD

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC- TBC

LOCAL AUTHORITY

East Suffolk Council. Subject to business rates.

SERVICES

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



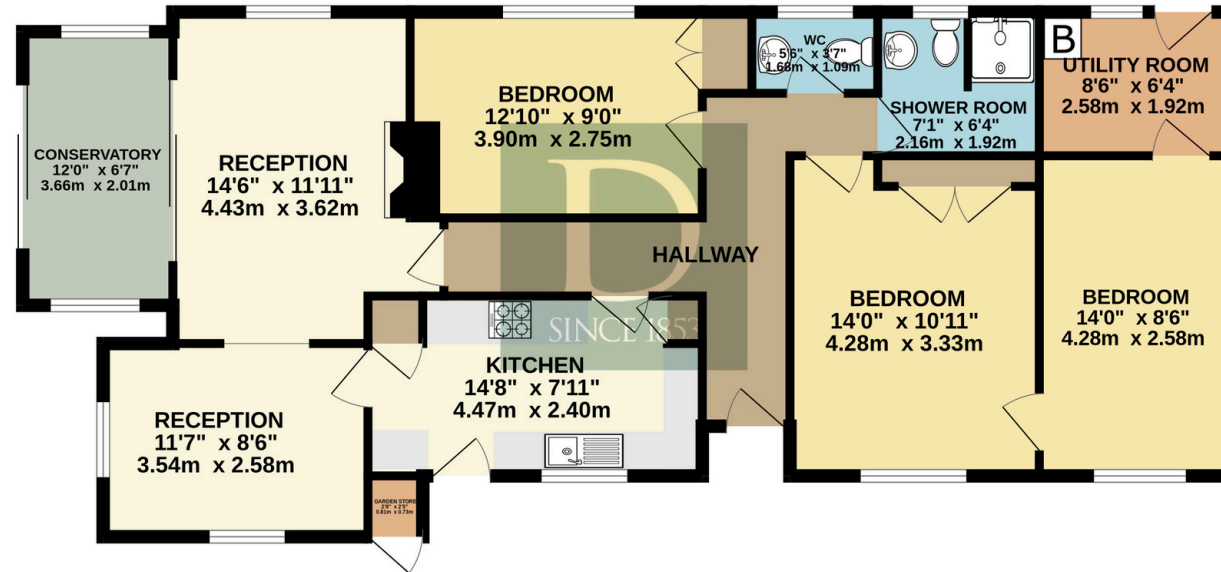


NO ONWARD
CHAIN





GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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.
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CONTACT US

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