



71A NORTH ROAD  
SOUTHWOLD, IP18 6BH





71a North Road is a fantastically spacious detached home, occupying a great plot & location, and boasts sea views

**The property offers generous amounts of accommodation and the home is perfectly complimented by a large plot, providing fabulous views towards the marshes. The house has been split into several levels, ideal for flexible living.**

The ground floor accommodation has been cleverly split into two levels. You enter the property into the top level of the ground floor via a spacious entrance hall which leads to all the main accommodation of this floor. Situated to the right hand side of the home are three double bedrooms and positioned to the rear is a good size family bath & shower room and convenient utility room, which provides direct access into the rear garden. This level of accommodation is completed with plenty of storage space and Airing cupboard. Stairs to the lower ground level lead to a fantastic suite, with walk in dressing room area, ensuite shower room and large double bedroom with plenty of built in storage space. The suite is completed with light and airy conservatory providing access into the garden.

The first floor is of a very generous size and provides a great amount of further accommodation. Position to the rear is a fabulous sunroom, with two sets of sliding doors leading into the dining room and bedroom, the bedroom is completed with ensuite. Situated beyond the dining room is a large reception room which leads into a study, providing access into the final bedroom. The first floor is finished with a grand kitchen situated to the front of the home.

The property additionally benefits from marsh views, large front and rear garden and plenty of parking space.

#### TENURE

Freehold

#### SERVICES

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

EPC- C











### VIEWING

Strictly by appointment with the agent's Southwold Office.

### LOCAL AUTHORITY

East Suffolk Council. Band F







SEA VIEWS





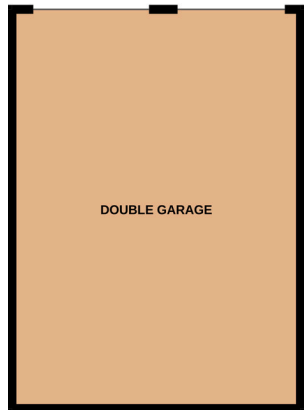




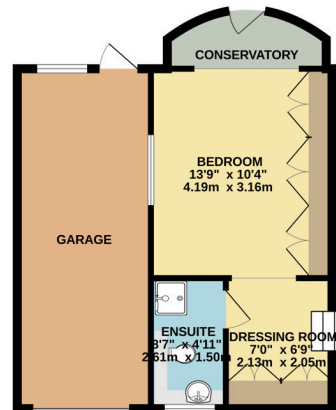


## FLOOR PLAN

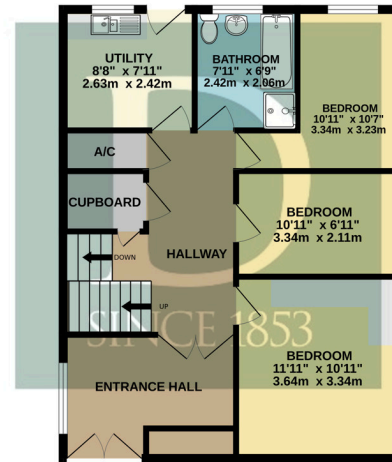
**BASEMENT**  
498 sq.ft. (46.3 sq.m.) approx.



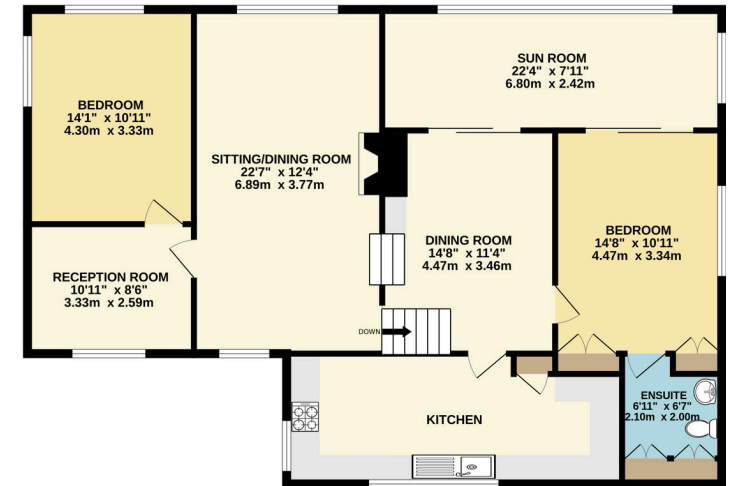
**GROUND FLOOR**  
496 sq.ft. (46.1 sq.m.) approx.



**1ST FLOOR**  
658 sq.ft. (61.1 sq.m.) approx.



**2ND FLOOR**  
1264 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA : 2916 sq.ft. (270.9 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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#### Durrants and their clients give notice that:

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### CONTACT US

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