



THE SHELDUCK

22 TIBBYS WAY, SOUTHWOLD, IP18 6GL



The Shelduck is a contemporary town house situated within the sought after seaside town of Southwold and offers generous accommodation over three floors.

The property has been very well maintained by the current owners to provide a light and low maintenance home and is currently a successful holiday let.

You enter the property into the side hallway which provides access to the main accommodation of the home. The ground floor is fully open plan and provides a large kitchen/diner/sitting room with two doors into the rear enclosed courtyard garden. An ideal entertainment space for all to enjoy and perfect for al-fresco dining. The ground floor is completed with a W/C.

Stairs to the first-floor lead to a large landing and access to the first two double bedrooms. The principal bedroom is completed with ensuite bathroom and bedroom two is finished with an ensuite shower room.

A second set of stairs lead to a further two double bedrooms, both again finished with ensuite shower rooms and built in storage space.

The home has been well thought out to create a large spacious family home but is ideal for flexible

living, creating a great holiday let or second home.

The property additionally benefits from plenty of storage space and two parking spaces to the side. The Shelduck is situated in a fantastic central location within the town of Southwold.

EPC- C

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).

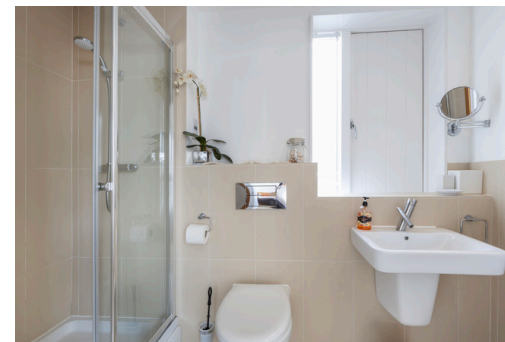
LOCAL AUTHORITY

East Suffolk Council. Subject to business rates

VIEWING

Strictly by appointment with the agent's Southwold Office.





OFF ROAD
PARKING





FLOOR PLAN



TOTAL FLOOR AREA: 1896 sq.ft. (176.2 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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CONTACT US

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