



18 HALESWORTH ROAD

REYDON





An elegant Edwardian villa situated in the popular village of Reydon, less than one mile from the centre of the coastal town of Southwold.

**18 Halesworth Road is a double-fronted, light filled, four bedroom family home that occupies a well-positioned location only a short walk from the popular coastal town of Southwold.**

A comprehensive renovation over recent years replaced outdated layers with modern interior detailing, seamlessly pairing the generous proportions with carefully retained architectural features. Internal living space of over 2,500 sqft extends over three storeys providing ample space for 21st century living. The house is believed to date back to the early 20th Century and has been extended a number of times over the years.

The primary entrance is positioned to the front of the house, behind the frontage gravel driveway. The main door, with original stained glass, welcomes you into the generous entrance hall which leads further into the house. The hallway offers plenty of storage for coats and boots, with a staircase leading up to the first-floor landing. On either side of the hallway are the reception rooms including an extended drawing room, sitting room, and connecting family room. The last reception room is the dining room with doors leading into the

patio area. It additionally opens into the spacious farmhouse style kitchen with French doors to the garden. This vaulted room is a sociable, family-friendly layout designed to work harmoniously with daily life. At the back of the house is a cloakroom and utility, with a door leading out into the garden.

Upstairs are three well-proportioned double bedrooms set around the central landing space. Of particular note is the principal bedroom which is flooded with light care of the large south facing bay window. The room also has a walk in wardrobe and an en-suite shower room. Completing the first floor accommodation is a family bathroom, second en-suite and a further landing space with stairs up to the second floor. Sitting on the second floor is another double bedroom and further adjoining rooms offering great versatility, one currently used as an office and the other an occasional bedroom.

Externally, the landscaped grounds are naturally beautiful, varied in nature and well-maintained. The garden provides all year round colour with mature trees, hedging and herbaceous borders, alongside a central lawn area. Immediately to











the rear of the house is a patio which is a wonderful spot for alfresco dining in the summer months.

### 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).

### VIEWING

Strictly by appointment with the agent's Southwold Office.

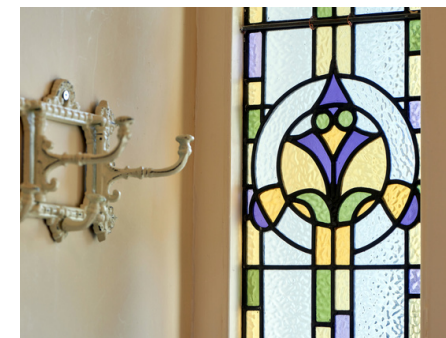
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### LOCAL AUTHORITY

East Suffolk Council. – Council Tax Band F

To the front of the property is a driveway which leads to an attached garage. Flanking the front façade is a shingle area providing further parking if required.

The village of Reydon is extremely popular and offers many facilities including a health care centre, shops and a hotel/public house. It also benefits from being on the doorstep of the renowned coastal town of Southwold approximately 15 minutes walk away. Southwold offers a beautiful sandy beach, boutiques, restaurants and much, much more. For those wanting to connect with nature, there are many footpaths near the property for you to enjoy.

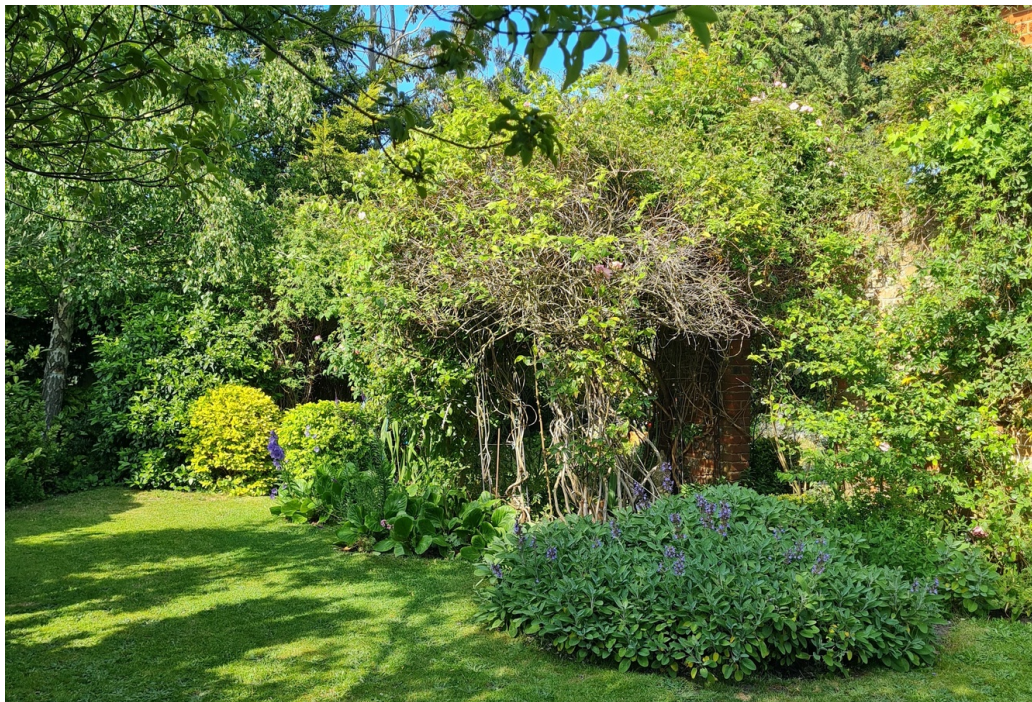






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PROPERTY



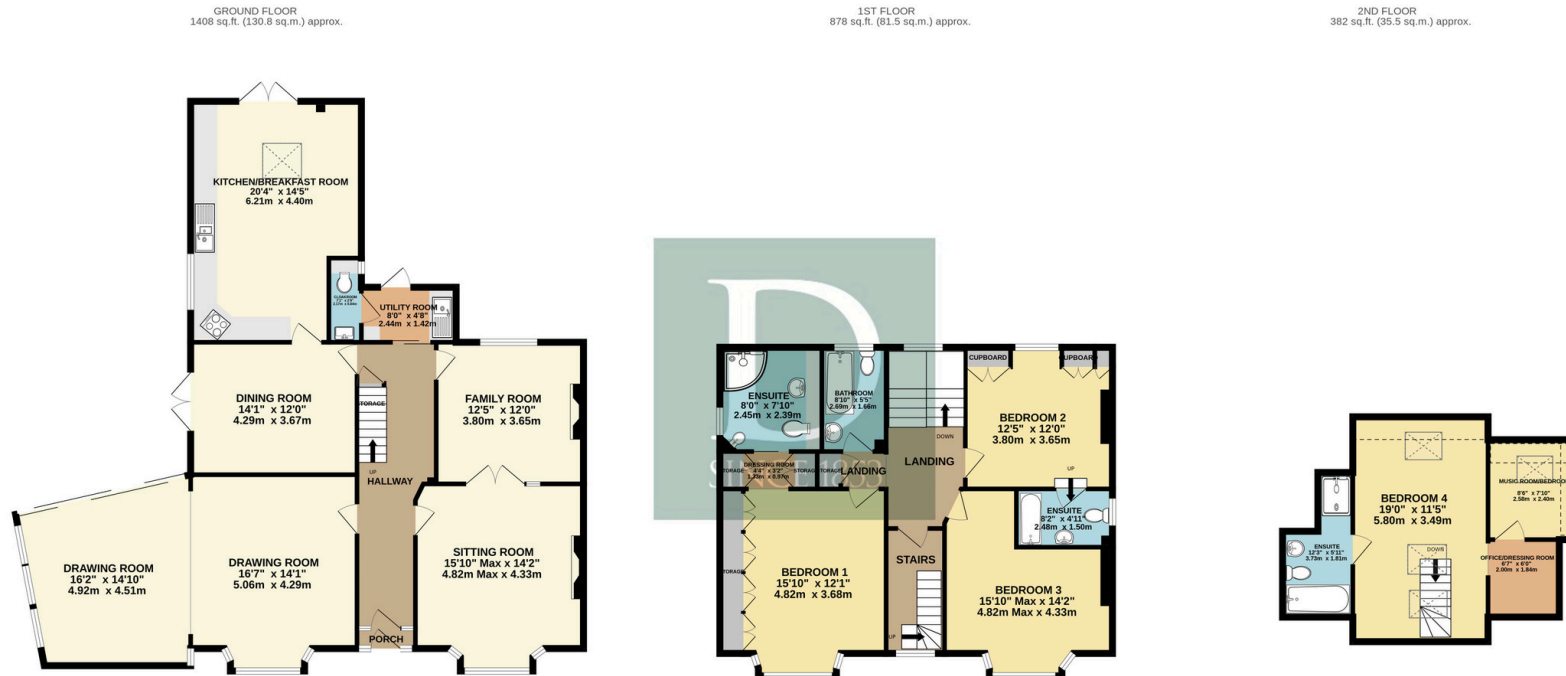








## FLOOR PLAN



TOTAL FLOOR AREA : 2667 sq.ft. (247.8 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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