



# HUNTERS WALK

1 HILL ROAD, REYDON





Hunters Walk is a superbly spacious detached bungalow occupying a corner plot location within the popular village of Reydon.

You enter the property into a useful porch leading into a convenient entrance hall which provides access into all main rooms of the home. Situated to the left hand side of the property are three double bedrooms, bedrooms 1 & 2 with built in storage space. Usefully located just outside of bedrooms is a good size family shower room and separate W/C. Positioned to the right hand side of the home are numerous reception rooms; a large open plan sitting room provides access into the Kitchen and dining room, a great entertainment space ideal for modern living. Situated off of the dining room is a bright & airy conservatory which benefits from double doors into the rear garden. The accommodation is completed with good size utility room which additionally provides access into the garden and into the kitchen.

The property additionally benefits from garage and off road parking, plenty of built in storage space and scenic wrap around garden.

Situated in the popular village of Reydon which provides a number of shops, public house and medical

centre with Southwold offering an abundance of local shops, restaurants and coastal attractions. Reydon is situated three miles from the A12 and therefore offers good transport links by both road and rail with a train 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 - D**

**LOCAL AUTHORITY**

East Suffolk Council, Band E

**SERVICES**

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







NO ONWARD  
CHAIN





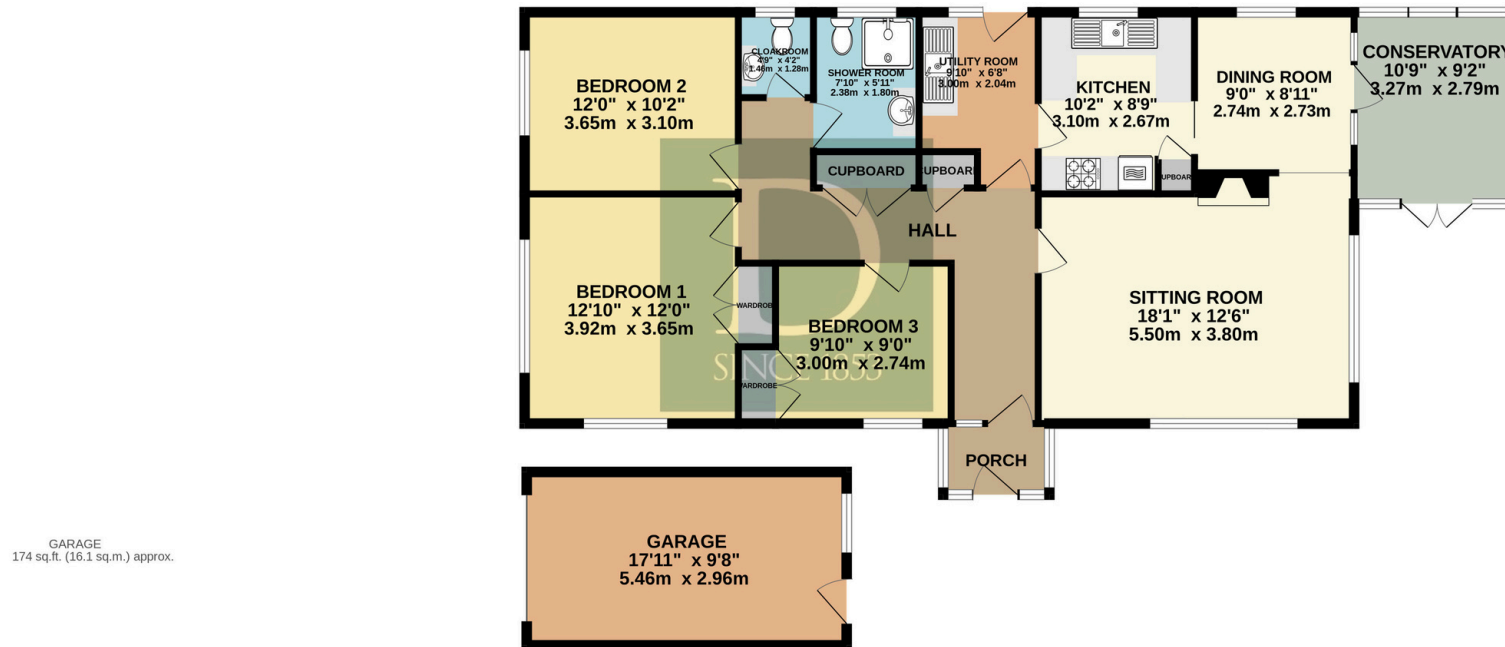






## FLOOR PLAN

GROUND FLOOR  
1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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