




WOOD END
RISSEMERE LANE EAST, REYDON



This beautifully refurbished and extended detached home is ideally located for all that the Suffolk Coastline has to offer whilst still providing a peaceful place to relax and work. 

You are welcomed into the property into a lobby which leads into a hallway providing access to part of the ground floor accommodation. The master bedroom, with views to the front, offers a light and spacious room with a dressing room and en-suite shower room. A further door from the hallway leads to a dressing room/office with stairs up to a double bedroom with views over the rear to the garden and countryside beyond, with an en-suite including a freestanding bath with velux window and is completed with eaves storage.

The hallway leads into a wonderful bright and airy south facing sitting/dining room with contemporary fire, bi fold doors to the rear garden, French doors to the side and offers stunning country views. Leading from the sitting room is the modern kitchen providing integral appliances and velux window. A door from the kitchen leads into the dressing room/office. A further door from the sitting room leads to a utility room with door to the garden, a door into a further hallway leading to a beautifully appointed shower room, the third double

bedroom with French doors to the front, and door to the integral garage with electric roller door.

The property has the benefit of off-road parking for several vehicles, whilst to the rear is an enclosed low maintenance garden which offers a wonderful decked area providing a lovely spot for al fresco dining, an astro turfed lawn and a Summerhouse and shed.

Situated on a Sustrans National Cycle Network as well as in a designated Area of Outstanding Natural Beauty and only a short drive from Southwold where there are a range of amenities and coastal attractions, this home provides a perfect balance between rural living whilst still offering everything you for modern living.

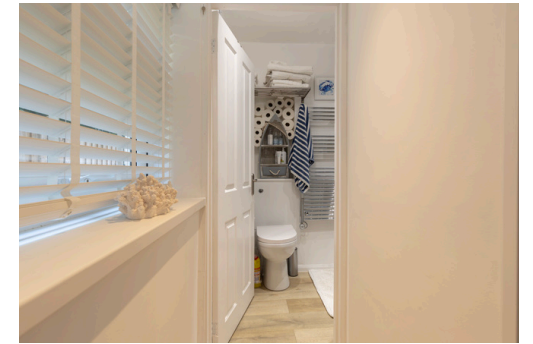
LOCAL AUTHORITY

East Suffolk Council. Band D

SERVICES

Mains water and electricity. Drainage to a Septic Tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).





NEWLY
RENOVATED

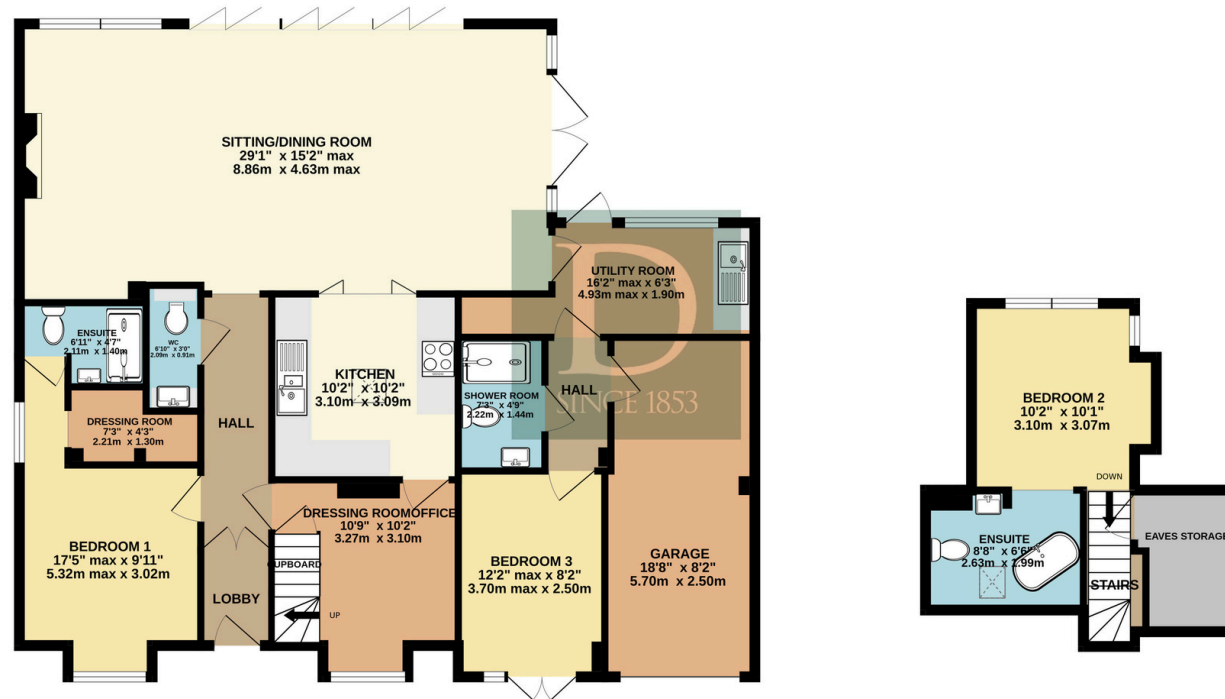




FLOOR PLAN

GROUND FLOOR
1272 sq.ft. (118.1 sq.m.) approx.

1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 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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