



114 WANGFORD ROAD

REYDON, IP8 6NZ



114 Wangford Road is a very well presented detached bungalow situated in the popular village of Reydon.

**The property has been well maintained and extended by the current owner to provide a fantastic light and airy home with a brilliant wrap around layout. The home boasts an abundance of living space .**

You enter the property into a convenient porch with a large storage/boot room. Leading on from this is the large open plan sitting room with feature fireplace. The sitting room provides access into the rear hallway, good size conservatory and also flows through into the dining area. Situated on from the sitting room is a superb L-shaped country style kitchen/diner. The Kitchen also provides access to the outside of the home to the front and also into the rear conservatory.

Located to the left-hand side and rear of the home are three double bedrooms, bedroom one with built in wardrobe space and bedroom two with ensuite shower room. The ground floor accommodation is completed with a large family bath & shower room and good size conservatory with double doors into the garden.

The property additionally benefits from off road parking & garage, nice sized rear garden and plenty of storage space.

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.

#### TENURE-FREEHOLD

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council. Band E

#### 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- A





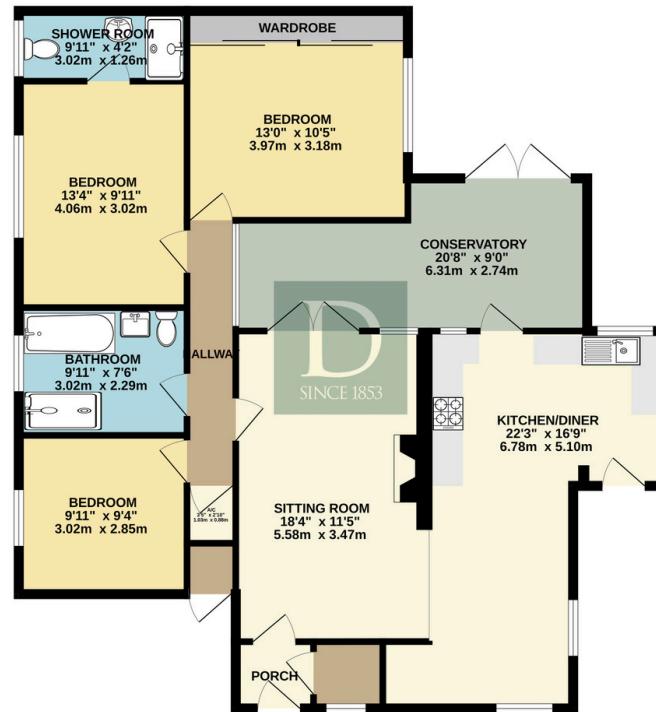
POPULAR  
LOCATION





## FLOOR PLAN

GROUND FLOOR  
1205 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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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### CONTACT US

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