



# LAVENDER COTTAGE

63 COVERT ROAD, REYDON





This recently extended and refurbished detached cottage offers a light and spacious family home with off road parking situated in the centre of Reydon.

**Lavender Cottage offers both character and modern aspects to provide a lovely family home.**

You enter the property via a useful porch into the light and airy dual aspect sitting room with feature fireplace. This opens into the dining room/kitchen with double doors to the rear garden. The shaker style kitchen is well laid out and provides integrated appliances. A door from the dining area leads through to the rear lobby and the ground floor accommodation is completed with a Cloakroom with Utility area and door to rear garden.

On the first floor are the three bedrooms and family bathroom. The master bedroom provides views over the rear garden and boasts an en-suite shower room. There is a further double bedroom with area for use as a study or dressing area and a single bedroom. The newly installed bathroom is well appointed.

Outside, to the rear is a pleasant garden which has a paved seating area, area of lawn and a side gate providing access to the front. At the front a block paved driveway

provides off road parking and there are established shrub borders.

Located in Reydon, which provides a number of shops, public house and medical centre, with the coastal town of Southwold, a short walk away, offering an abundance of local shops, restaurants and coastal attractions.

**TENURE – FREEHOLD**

**EPC - C**

**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 – Band C

**VIEWING**

Strictly by appointment with the agent's Southwold Office.



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REFURBISHED  
AND EXTENDED



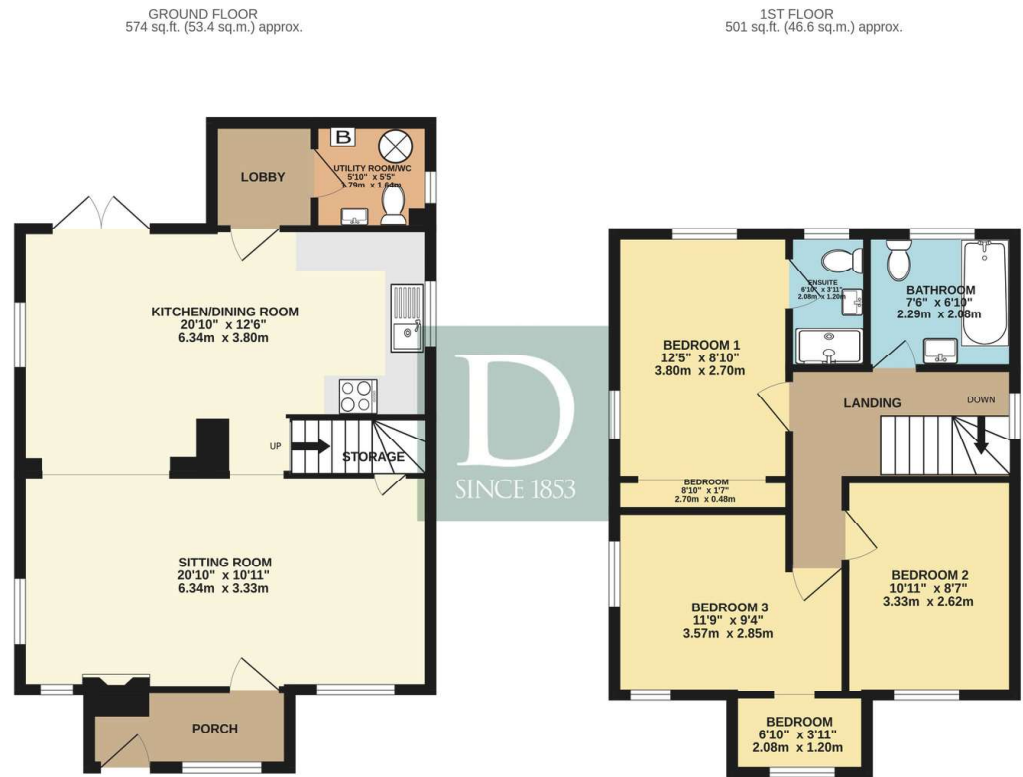








## FLOOR PLAN



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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