



3 NIGHTINGALE AVENUE
REYDON



3 Nightingale Avenue is a well presented detached bungalow, situated in the popular village of Reydon.

The property has been well maintained and renovated by the current owners and occupies a nice size plot with large rear garden and garage.

You enter the property into a good size entrance hall, leading to all main accommodation of the home. Situated to the front of the property is a good size modern kitchen and open plan sitting room/ diner with large window overlooking the front. Situated beyond this is a family bathroom and two double bedrooms. The principal bedroom benefits from double doors leading into a nice size sun room which over looks the rear garden. The sun room also leads directly into the garden, ideal to enjoy throughout summer months. The property additionally benefits from build in storage throughout.

To the rear of the property is a large and low maintenance garden, providing access at the bottom to the single garage. Beyond the garage is a driveway which offers parking for several cars.

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 C

SERVICES

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

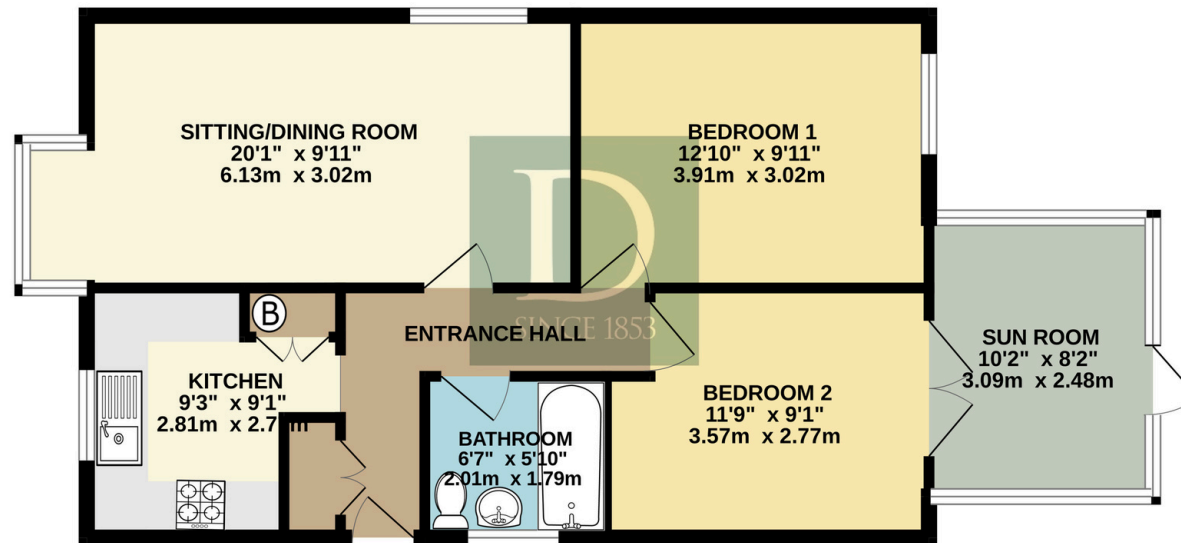




GARAGE & OFF
ROAD
PARKING

FLOOR PLAN

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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