



21 FIELDSTILE ROAD
SOUTHWOLD



21 Fieldstile Road is a spacious town house situated in the sought after market town of Southwold, offering an abundance of accommodation.

The property is situated in a central location, within walking distance of Southwold's bustling high street and beach.

You enter the property via characterful entrance hall, leading to all principal ground floor room. Positioned to the front is a good size sitting room with bay window and feature fireplace. Adjacent to this is a further reception room with fireplace and double doors leading into a garden room, an ideal area to wind down in all seasons. At the rear of the home is a spacious kitchen/diner which overlooks the rear garden and also provides access into the sun room, which goes directly into the garden.

Stairs rise to first floor, the principal bedroom is situated to the front of the home and benefits from a large bay window, overlooking the green and a surprising offset view of the sea. To the rear of the first floor are two further double bedrooms. Bedroom 2 with fireplace and bedroom 3 overlooking the rear garden. The first floor is finished with a family bathroom.

Stairs rise to the second floor where a superb suite can be found, incorporated a spacious bedroom with Velux windows and ensuite bathroom, ideal to enjoy your own private space.

To the rear of the property is a good size enclosed garden with patio area and laid to lawn. An ideal space to enjoy the summer season.

A picturesque and thriving market town, Southwold is dotted with independent boutiques, shops, a cinema and a variety of restaurants and cafes. The town hosts annual festivals and there are numerous clubs and facilities catering for all interests.

FREEHOLD- FREEHOLD

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC- D

SERVICES

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 D





GENEROUS
ACCOMMODATION





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**
Email : **southwold@durrants.com**