



FERRYWAY

25 FERRY ROAD, SOUTHWOLD



Ferryway is an extremely well presented modern detached home, situated in a popular location within the market town of Southwold.

This architect designed home has been renovated to a high standard to provide open plan and flexible living and offers panoramic views of the Southwold seaside and countryside.

You enter into the hallway, providing access to all main hubs of the home. Positioned to the front of the home is a good size utility room with W/C & shower and study/ reception room. Located beyond this, to the rear, is a fabulous open plan kitchen/diner/sitting room with brilliant views over the marshes & fields. Double doors lead into the rear decking & garden, an ideal space to soak in the countryside beyond and great for alfresco dining. The accommodation also benefits from a cosy log burner.

Stairs rise to the first floor, leading to three double bedrooms. Principal bedroom and bedroom two are situated to the rear of the home, overlooking the garden and towards Walberswick and bedroom 3, positioned to the front, is finished with double doors onto small balcony and access to a bedeck/

4th bedroom. The accommodation is finished with family bathroom and plenty of built in storage space.

To the rear of the home is a good size garden, accessed via the open plan accommodation or directly from the side of the home. There is also parking for a small car.

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.

EPC- C

TENURE

Leasehold. 21 years starting from 1st February 2022. Ground rent is £7250 per annum.



3/4



1



2







VIEWINGS

Strictly by appointment with the agent's Southwold Office.

SERVICES

Mains drainage water, & gas are connected, ground source heat pump & wood burner. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

East Suffolk Council.

AGENTS NOTES

Please note the garden & home are on separate leases. The home is subject to a 21 year lease and does not have the right to renewal. Please refer to the agents for more information.

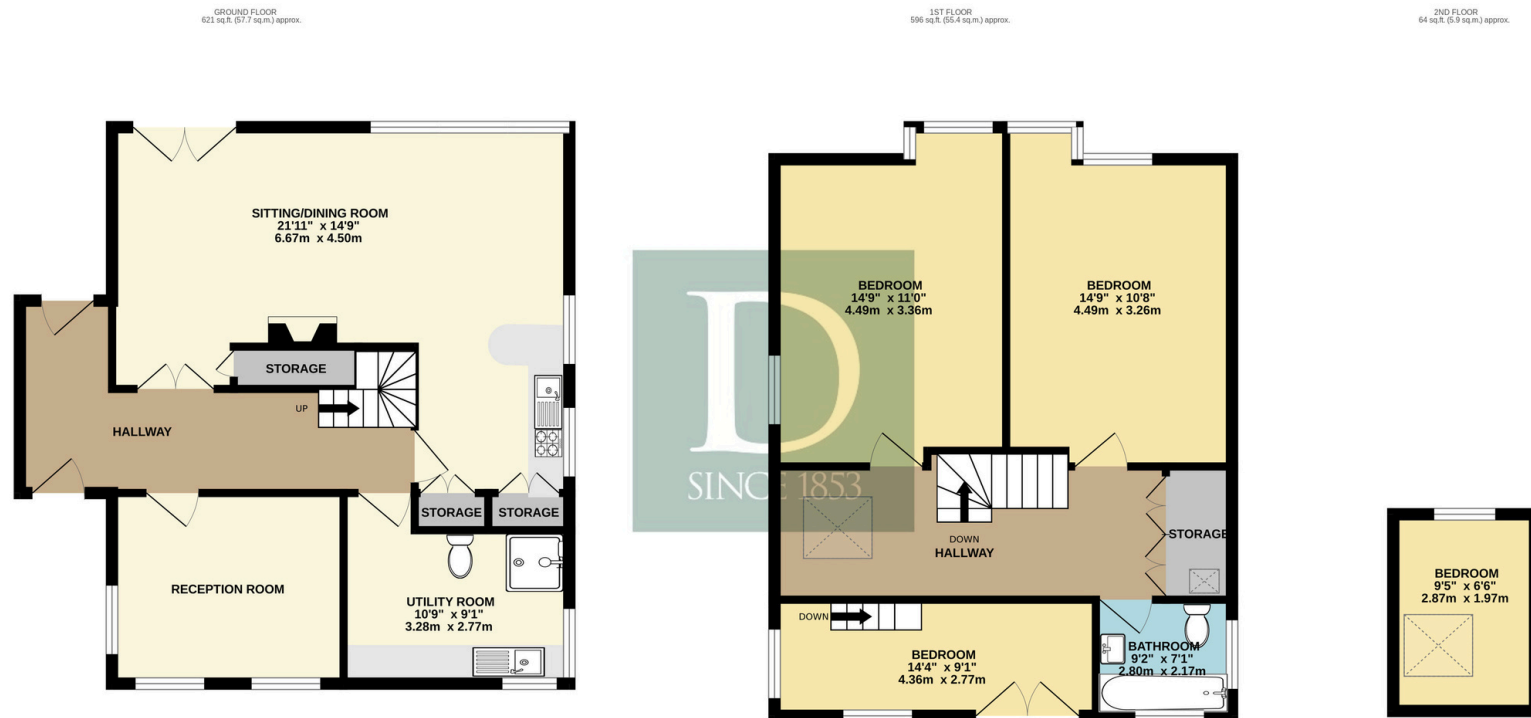








FLOOR PLAN



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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