



FORTUNE

7 HILL ROAD, REYDON



Fortune is a unique detached house located in a sought after road within the popular village of Reydon.

You enter the property via a useful lobby which leads to the artists studio and a hallway which provides access into all main rooms of the home. Situated at the front of the property is a spacious artist's studio which is filled with light from the Velux windows. There is also a door to the outside and a sink. Leading off the hallway are the stairs down to the third bedroom with window to the garden and ensuite bathroom with corner bath. Along the hallway is the shower room, single bedroom with built in storage and the triple aspect principal bedroom with two built in wardrobes.

A further door leads into the light and airy spacious living room which is of wooden construction, with french doors to the garden, and fire place with gas fire. Double doors lead to the kitchen/breakfast room with a good range of cupboards and worktop space. An opening leads into the breakfast area with French doors to the rear patio area, ideal for alfresco dining.

The accommodation is completed with a utility area which additionally provides access into the garden.

The property additionally benefits from a workshop, with a garage and off road parking accessed from Gorse Road, and a landscaped garden.

AGENTS NOTE

Part of the property is non standard construction

TENURE

Freehold

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC – TBA

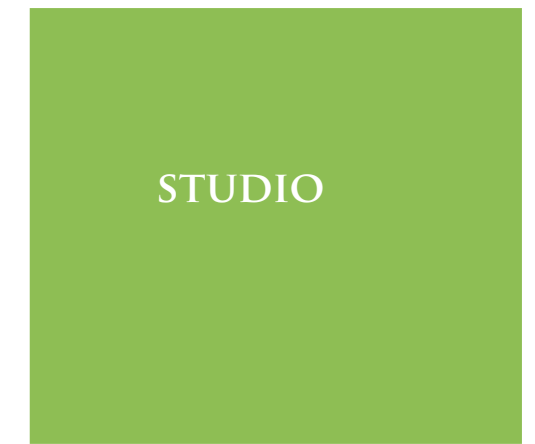
LOCAL AUTHORITY

East Suffolk Council. Band A

SERVICES

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









FLOOR PLAN

BASEMENT
305 sq.ft. (28.4 sq.m.) approx.

GROUND FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.7 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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