



TERRONE  
COXS LANE, REYDON



Terrone offers a recently renovated and extended home which provides flexible accommodation ideal for modern family living.

**You are welcomed into a generous hall, which provides access to all the accommodation. To the rear can be found the delightful light and spacious open plan kitchen/dining/sitting room which is the heart of the home. The shaker style kitchen is very well laid out with plenty of storage and a good sized breakfast bar. There is space for a large fridge freezer and washing machine.**

The spacious sitting/dining area, with its contemporary fireplace is a lovely space to socialise and relax with French doors into the garden room which has a door to the rear garden.

To the front of the property are two double bedrooms both of which have the use of a modern shower room. The ground floor accommodation is completed with an office and storage cupboard.

On the first floor can be found two further light and bright double bedrooms, one of which has the benefit of a walk-in wardrobe. The family bathroom completes the accommodation.

The property benefits from a low maintenance rear garden with seating areas, great for al fresco dining, established raised borders. There is off road parking at the front of the property.

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 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**

**EPC - C**

**LOCAL AUTHORITY**

East Suffolk Council. Band D

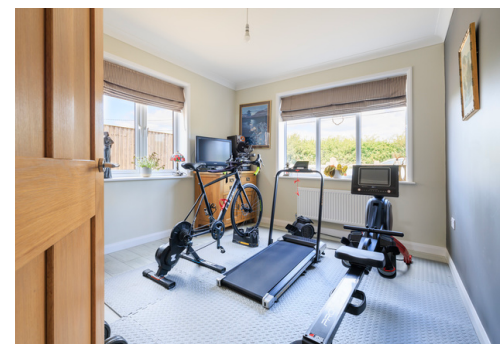
**SERVICES**

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

**VIEWING**

Strictly by appointment with the agent's Southwold Office.





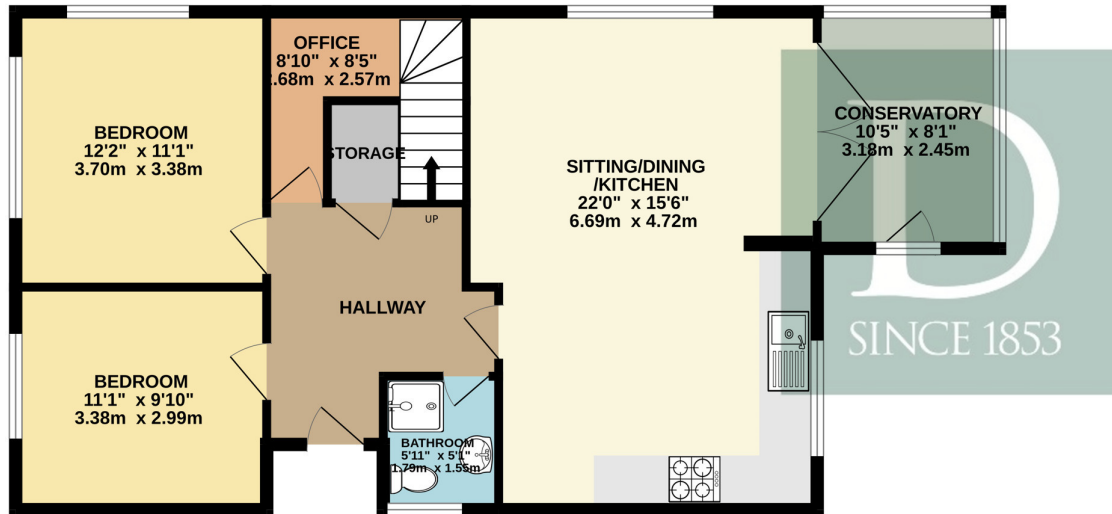
EDGE OF  
VILLAGE  
LOCATION



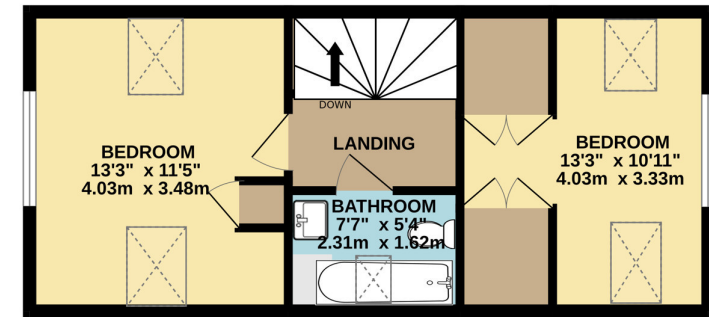


## FLOOR PLAN

GROUND FLOOR  
843 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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