



TREGASTEL HOUSE

37 MARLBOROUGH ROAD, SOUTHWOLD, IP18 6LR



Tregastel House is a stylishly presented 4/5 bed detached house, situated in the popular market seaside town of Southwold.

The home is positioned in a prominent location, a stones throw from Southwold's sought after seafront & bustling high street.

The property offers a good size plot & off road parking. You enter the property via a convenient entrance lobby, leading into a good size hallway which provides access to all main accommodation of the home. To the front of the home is a good size dining room which opens up into the modern kitchen, making a fantastic light and airy entertainment space. Positioned to the rear of the home is a large utility room with storage. The utility room provides access into the rear garden, ideal for alfresco dining. The garage has been converted to provide a large reception/games room with plenty of storage space and double doors to the front of the home, allowing for reconversion back to garage. The ground floor accommodation is completed with a family shower room and generously sized sitting room with double doors onto the rear garden.

Stairs to the first floor lead to a large landing which provides access into

the three double bedrooms, single bedroom/study and a family bathroom. The landing further leads to principal bedroom provides a suite style room with ensuite shower room and built in storage space.

TENURE-

FREEHOLD

SERVICES

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

EPC- C

VIEWING-

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY-

East Suffolk Council. Band E









FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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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