



16 KINGFISHER CRESCENT

REYDON, IP18 6XL



16 Kingfisher Crescent has recently been extensively renovated. This detached bungalow offering spacious accommodation and flexible living, with additional emphasis of disability requirements.

The property is situated in the sought after coastal village of Reydon and sits well within its plot, offering a good size front & rear garden and ample parking. Front door access into a useful porch/boot room and entrance hall, then to all the main accommodation of the home. Positioned to the left hand side of the home is a spacious open-plan Sitting room/Kitchen/Diner with good size breakfast island integral appliances. Large contemporary kitchen area is an ideal entertainment space with double eye level oven. Four large bifold double doors lead into the 30' x 9' mahogany conservatory, which stretches along the majority of the width of the home. Five further bi-folding doors lead from the conservatory into the garden. All thresholds have been reduced for disability access. Limewash Oak parquet flooring is throughout the whole area. The conservatory offers heating and bi-folding doors from the kitchen and into the garden, perfect for alfresco dining. The bedrooms are positioned to the right hand side of the home, the second bedroom offers built in storage and provides access to the principal bedroom which is completed with double doors into the rear garden and ensuite shower room. There is a third room beyond this which offers a variety of different uses. The accommodation is completed with a further family shower room. The lovely garden has patio laid throughout, raised vegetable beds, shrubs, partly walled, completely private and boasts a lovely pillar pergola with wisteria.

TENURE -FREEHOLD

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.

LOCAL AUTHORITY

East Suffolk Council- Band D



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RECENTLY
RENOVATED







GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an indication only and should not be relied upon for any purpose other than for guidance only. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not a contract and no warranty is given as to its accuracy or to the quality or efficiency of the property. It is recommended that prospective purchasers should seek professional advice and no guarantee is given.

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