



WEST VIEW

3 KEENS LANE, REYDON, IP18 6NT



West View is a charming character cottage located in the sought after village of Reydon and has been recently been altered by the current owners to provide a new and spacious kitchen/Breakfast room.

You are welcomed into the property via a central entrance porch. The ground floor benefits from a convenient wrap around layout providing easy access to every part of the property. At the front of the property is a spacious sitting room opening to the dining room. Double doors from the dining room lead into the conservatory, with direct access onto the garden, a great flowing space creating a spectacular entertainment space over summer months. The modern conservatory is generously sized and provides an attractive outlook towards the exceptionally maintained garden. Leading from the dining room is the large country style kitchen/ breakfast room which opens out to a garden room, the open plan is ideal for modern living. The Garden room provides a relaxing place to sit enjoying the scenic views and has direct access onto the garden. The ground floor accommodation is completed with a utility room and garage.

also offers an ensuite shower room. The garden is of particular note and has been well landscaped by the current owners and provides a serene place to enjoy the sunshine or for alfresco dining. A single garage provides parking with further parking to the front.

Reydon is a highly desirable village, located next to the sought after town of Southwold. This village offers a number of local amenities such as shops, a public house and medical centre. Southwold offers an abundance of local shops, restaurants and coastal attractions.

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.)

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Tax Band C

TENURE

Freehold

EPC-D

On the first floor there is a landing which provides access to the three double bedrooms and family bathroom. The master bedroom





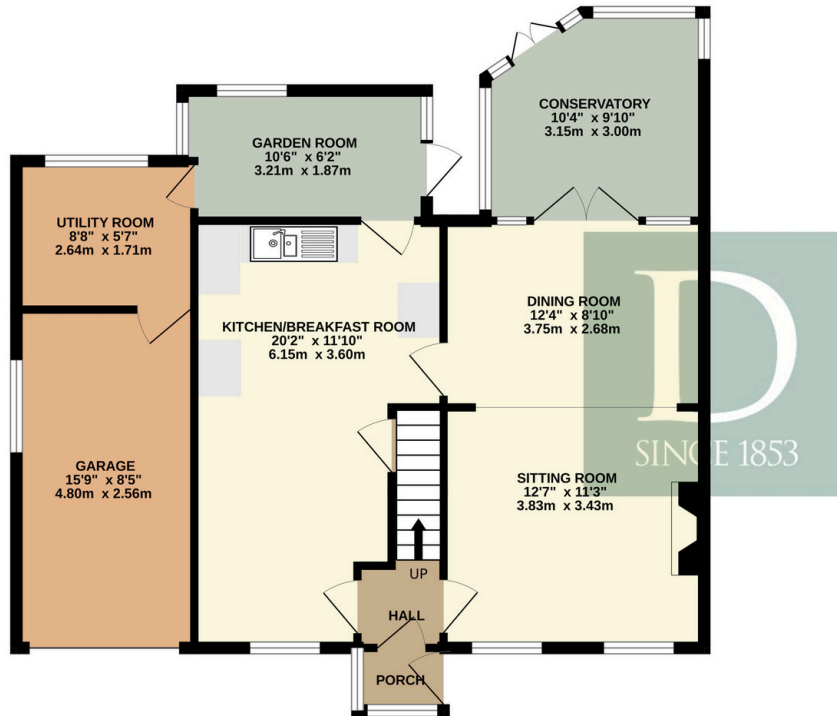
COSY COTTAGE
IN COASTAL
VILLAGE



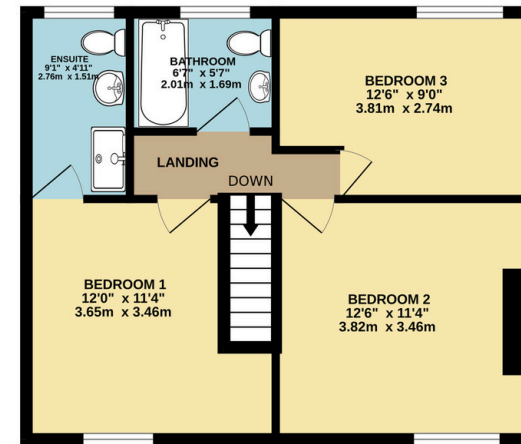


FLOOR PLAN

GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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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