



10 EVANS CLOSE

REYDON



A spacious family home situated in a popular cul-de-sac location only a short walk from the coastal town of Southwold.

You are welcomed into the property via a central entrance hall with stairs rising to the first floor. To the left is a spacious and light sitting/ dining, with an open fireplace providing an attractive feature, leading through into a kitchen with access to the front of the garage via a side door. Running across the rear of the sitting/dining room is a useful south westerly facing conservatory which also provides access into the attached single garage. There are two double bedrooms on the ground floor as well as a shower room.

Situated in the popular village of Reydon this area offers a number of local amenities. Reydon provides a number of shops, public house and medical centre with Southwold offering 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.)

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council.

DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the team directly on 01379 646603.

On the first floor there is a large bedroom which offers far reaching views towards Southwold, highlighting the proximity of the property to the popular coastal town. There are also plenty of cupboards providing useful storage space on the first floor.

Outside to the rear is an established garden which is laid to lawn with a mixture of trees and shrubs. To the front the property is well set back via a front lawn area and hardstanding horseshoe shaped driveway.



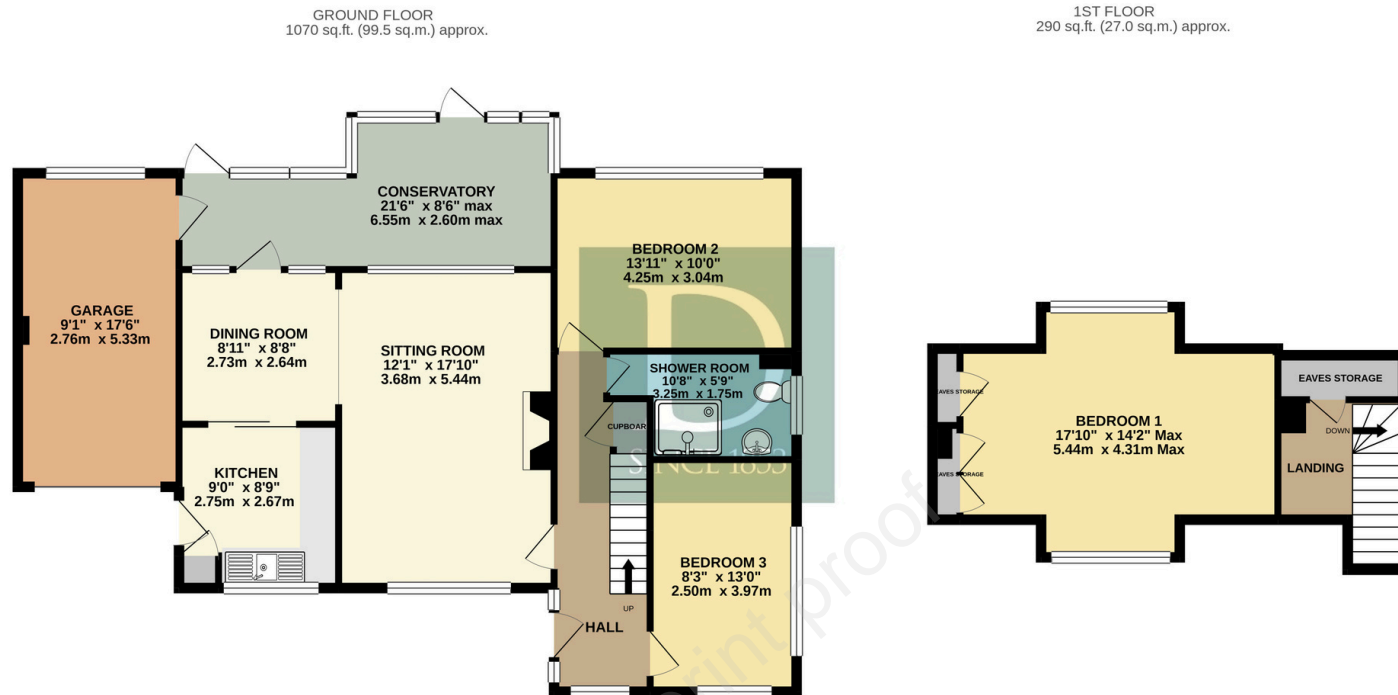


SOUTH WEST
FACING
GARDEN





FLOOR PLAN



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 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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