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Should you require a printed copy please contact us on the telephone number noted under 'Viewings'.



Established 1833



42 Wangford Road, Reydon, Southwold, Suffolk. IP18 6PY



A three bedroom detached bungalow on a very generous plot situated in an excellent position in the centre of Reydon.

- Garage
- Large Back Garden
- Gas Central Heating
- Generous Plot
- En-suite Shower Room
- Bathroom
- Large Front Garden
- 3 Bedrooms
- Double Glazing

Guide Price £385,000 Freehold

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Ref: 18473

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DESCRIPTION

42 Wangford Road is a spacious detached bungalow situated in a generous plot in this excellent location opposite The Randolph Hotel. The well planned accommodation features a good size lounge with doors opening onto the garden, kitchen, three bedrooms one with ensuite shower room and a bathroom.

LOCATION

The property is situated in an excellent central location in the village of Reydon which is within 0.5 mile of the quintessential renowned town of Southwold. The village offers two excellent general stores, The Randolph Hotel, primary school, bowls club and healthy living centre with doctor's surgery. The surrounding area is a designated Area of Outstanding Natural Beauty renowned for its coastline and countryside. Southwold is a particularly popular coastal town with an excellent range of High Street and boutique shops and is well known for its sandy beach, pier, working harbour and wide open spaces of the common.

DIRECTIONS

From Flick & Son's office in Queen Street proceed through the marketplace along with High Street exiting over Rights Bridge and take the third right hand turn into Wangford Road. Proceed for approximately 1/3rd of a mile and the property will be seen on the right hand side opposite The Randolph Hotel.

The accommodation in more detail comprises:

PORCH 7' 10" x 7' 2" (2.39m x 2.18m) Integral door into garage.

LOUNGE 17' 11" x 12' 11" (5.46m x 3.94m) Bright and airy room with doors leading out to the garden at the back and into the kitchen at the front.

KITCHEN 12' 11" x 9' 4" (3.94m x 2.84m) Large window looking out to the front. Work units and built-in cupboards with matching wall units. New built-in 4 ring electric hob with cooker under and extractor fan above. Plumbing for dishwasher, washing machine and tumble dryer.

MASTER BEDROOM 11' 5" x 11' 5" overall (3.48m x 3.48m) A light and airy room with windows looking out to the garden.

EN-SUITE SHOWER ROOM 7' 9" x 2' 7" overall (2.36m x 0.79m) Newly refurbished with shower cubicle, sink and W.C.

BEDROOM 2 10' 0" x 8' 10" (3.05m x 2.69m) A bright room with windows looking out to the garden.

BEDROOM 3 10' 0" x 8' 10" (3.05m x 2.69m) Another bright room with windows looking out to the front.

BATHROOM 7' 11" x 6' 9" (2.41m x 2.06m) Newly refurbished with a white suite comprising bath with shower over, W.C., and sink with vanity cupboard under. Glazed window.

INTEGRAL GARAGE With electric.

OUTSIDE

To the front of the house is a large shingle drive with a box hedge to one side with trees, shrubs and a small area laid to lawn. At the rear of the property there is a large fairly private garden with a paved area but mainly laid to lawn with a few shrubs and plants. There are two wooden sheds and summerhouse.

SERVICES

Mains gas, electric, water and drainage are available. Solar panels generating electricity, for which payments are received. None of the services, the heating installation, plumbing, electrical systems nor appliances (if any) have been tested by the Selling Agents.

OUTGOINGS

Further details can be obtained from the Waveney District Council, Town Hall, High Street, Lowestoft, Suffolk, NR32 1HS. Tel: (01502) 562111.

VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 18473/PB

AREA INFORMATION For further information about the area including schooling, transport, policing, environment agency and utilities visit our Area Info website page at [www.flickandson.co.uk](http://www.flickandson.co.uk)

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