



44, KINGFISHER CRESCENT

REYDON, SOUTHWOLD, SUFFOLK, IP18 6XL



A well-presented detached four-bedroom home with a detached studio, garage and driveway, situated in the popular coastal village of Reydon.

Offering spacious and versatile accommodation arranged over two floors, this attractive detached property provides an excellent opportunity for families, those working from home, or buyers looking for additional space for guests and hobbies.

On the ground floor, the welcoming entrance hall leads through to a generous lounge, separate dining room with door into garden and a well-appointed kitchen featuring a range of fitted units and a central island, an ideal entertainment space. The kitchen opens towards a useful utility/garden room, providing practical additional space and access to the outside. A ground-floor cloakroom completes the main accommodation.

Upstairs, the property offers four bedrooms, including a principal bedroom with en-suite shower room. The bedrooms are well proportioned and provide flexibility for family living, guests or home working. The additional three bedrooms are served by a family bathroom.

A particular feature of the property is the substantial detached studio,

measuring approximately 19'0" x 12'2", which offers a superb range of potential uses including a home office, creative studio, gym, games room or living space, subject to any necessary permissions.

The property benefits from a good size enclosed rear garden and small front garden.

TENURE-
freehold

VIEWING

Strictly by appointment with the agent's Southwold Office.

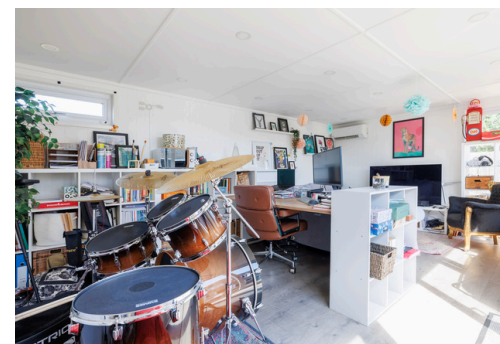
LOCAL AUTHORITY

East Suffolk Council. Band D

SERVICES

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





SPACIOUS
ACCOMMODATION





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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