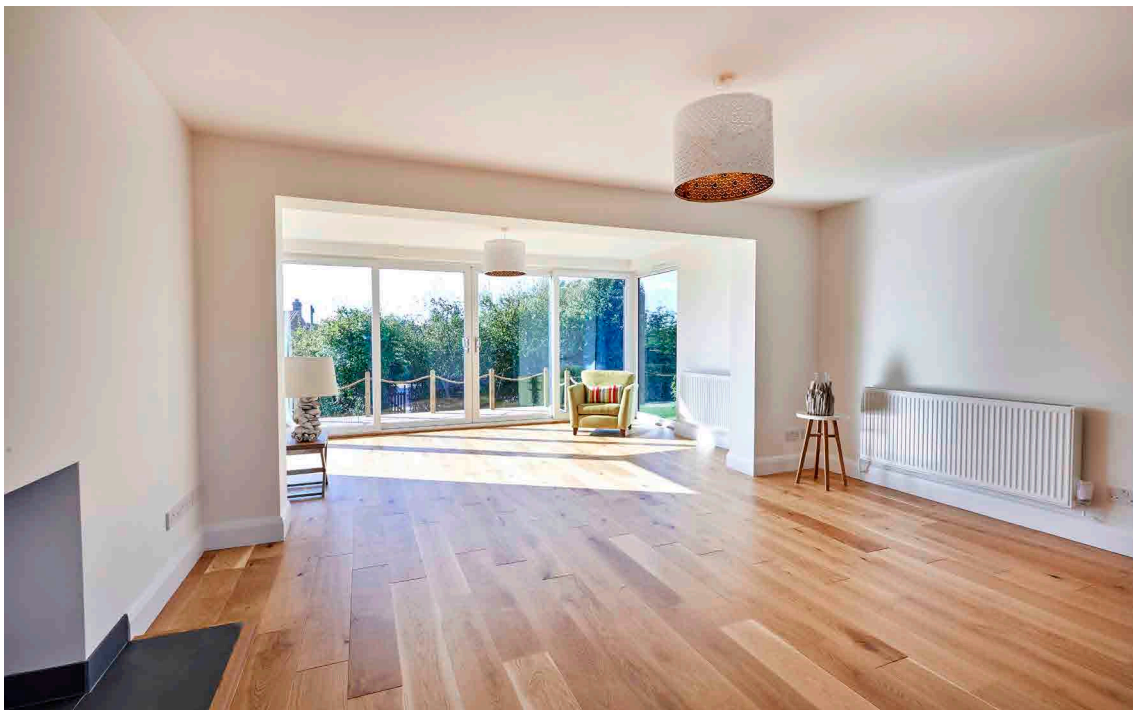


12 Evans Close

Reydon, Southwold, Suffolk, IP18 6PU

DURRANTS
SINCE 1853





This fabulous modernised & extended single storey property certainly has the 'wow' factor & provides contemporary styling throughout lovely light spacious rooms.

Just a stone's throw from Southwold this light & spacious single storey property has undergone an amazing renovation & extension programme.

The works include new drains, water pipes, re-roofing, re-wiring, new central heating, re-modelling of the front garden, a new master bedroom with en suite & a fabulous extension to the lounge/family room. Number 12 Evans Close is centrally positioned on a good size plot with a secluded rear garden & a path leading directly onto Wangford Road. From here it is just a few minutes' walk into Southwold. Further works include a lovely new fitted kitchen to include Zanussi integrated appliances, open plan dining, a spacious extended lounge with twin sliding doors that lead out onto the south facing newly constructed decking area that is in sun all day, double full length windows with views over the rear garden, engineered oak flooring with new high quality carpeting to the bedrooms, & tiling to the kitchen, dining & bathroom floors. The family bathroom & en suite to the master bedroom, both with walk-in showers, are completely new & have been installed with luxury Vado fittings. The front & rear gardens have been

re-styled & newly turfed & a long shingled drive add the finishing touches.

The accommodation comprises; front lobby, entrance hall, lounge/family room, kitchen/dining room, master bedroom with ensuite shower room, two further double bedrooms and a family bathroom. Outside are good sized front and rear gardens and ample off street parking.

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.

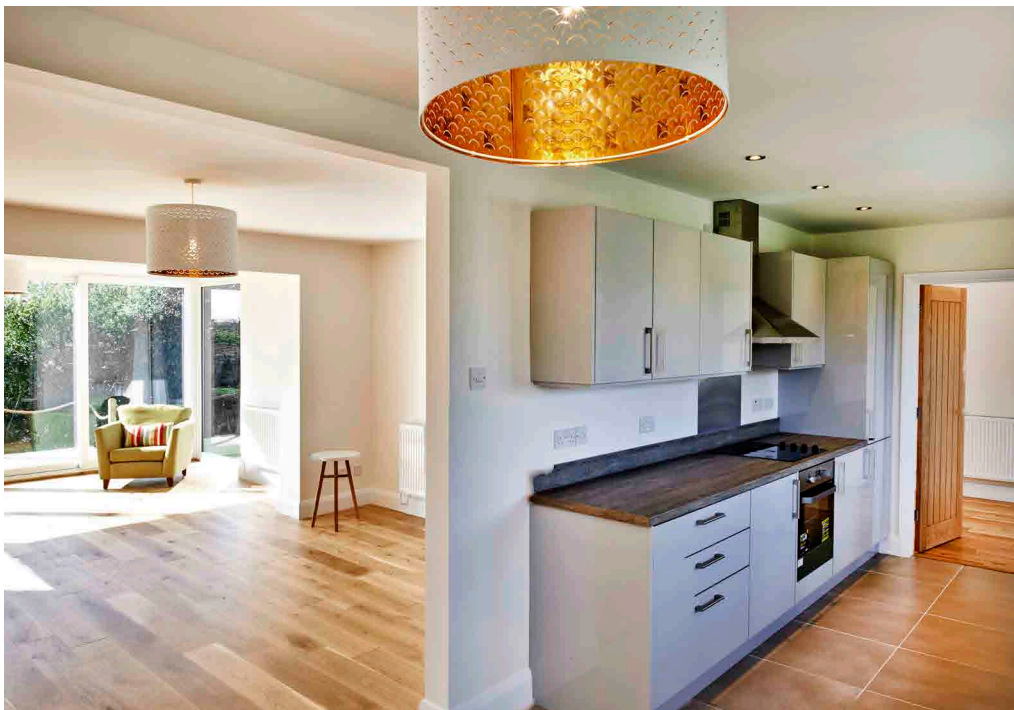
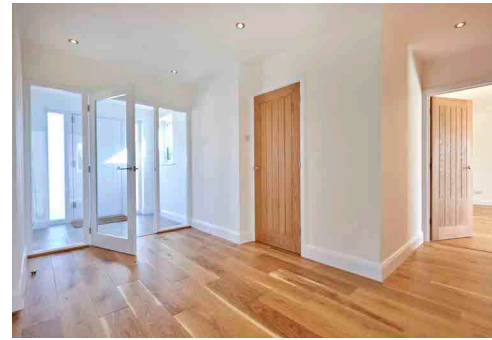
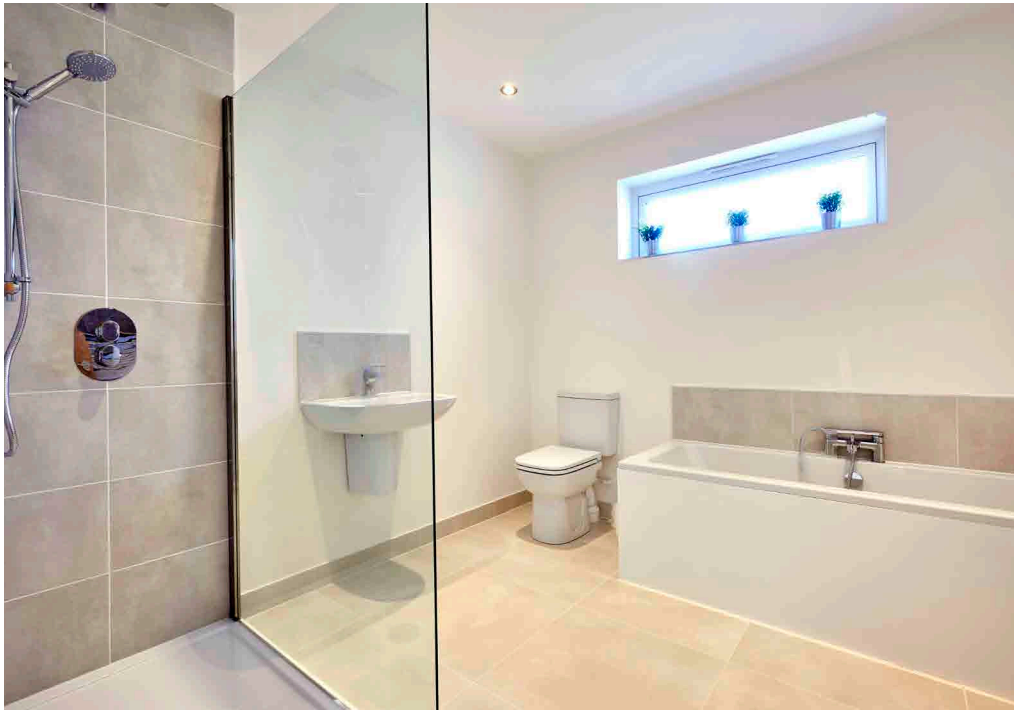
LOCAL AUTHORITY

Waveney District Council. Band - D

DURRANTS BUILDING CONSULTANCY

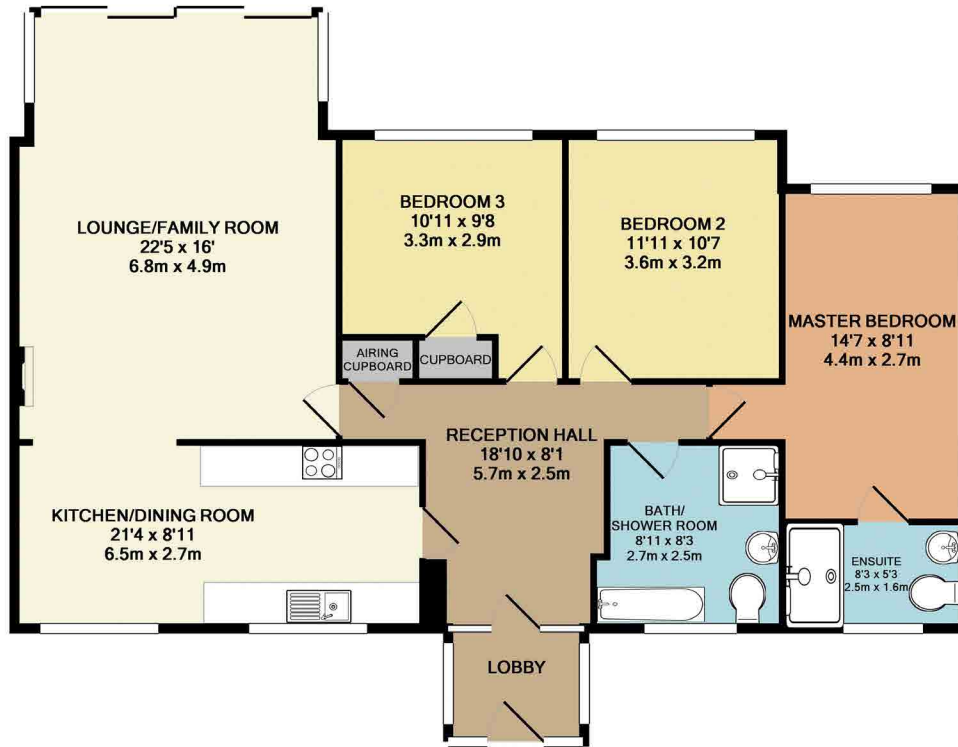
Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the team directly on 01379 646603.





 3
BEDROOMS

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

LOCATION MAP



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

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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