



# PLOT 25, GATEKEEPER GREEN

REYDON, SOUTHWOLD, SUFFOLK, IP18 6FD





This generously proportioned three-bedroom home offers well-balanced accommodation arranged over two floors, providing an excellent blend of open-plan living space and practical family accommodation.

This generously proportioned three-bedroom home offers well-balanced accommodation arranged over two floors, providing an excellent blend of open-plan living space and practical family accommodation. The ground floor is centred around an impressive open-plan kitchen/sitting/dining room, creating a wonderful sociable space for both everyday family life and entertaining. The kitchen is positioned to one side of the room, while the generous proportions allow for comfortable seating and dining areas. An entrance hall provides access to the principal ground-floor rooms and benefits from useful storage cupboards and a separate cloakroom/WC. Also on the ground floor is Bedroom One, a generous double bedroom, together with an ensuite bathroom and built in wardrobes. Stairs rise to the first-floor landing, providing access to two further generous double bedrooms. Both bedrooms offer excellent proportions and ample space for bedroom furniture and the potential for a variety of uses. A family bathroom serves the first floor, with additional storage provided. There

property benefits from a rear garden and off road parking. The versatile layout is particularly suited to families, those working from home, or buyers looking for generous accommodation arranged over two floors. The impressive open-plan living space forms the heart of the property, complemented by three well-proportioned bedrooms, an ensuite, family bathroom and ground-floor cloakroom.

#### TENURE

Freehold

#### SERVICES

Electric, water and drainage are connected. Oil fired heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### VIEWING

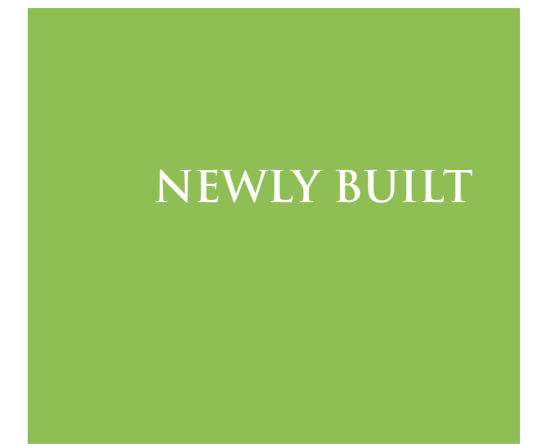
Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council. Council tax band- B









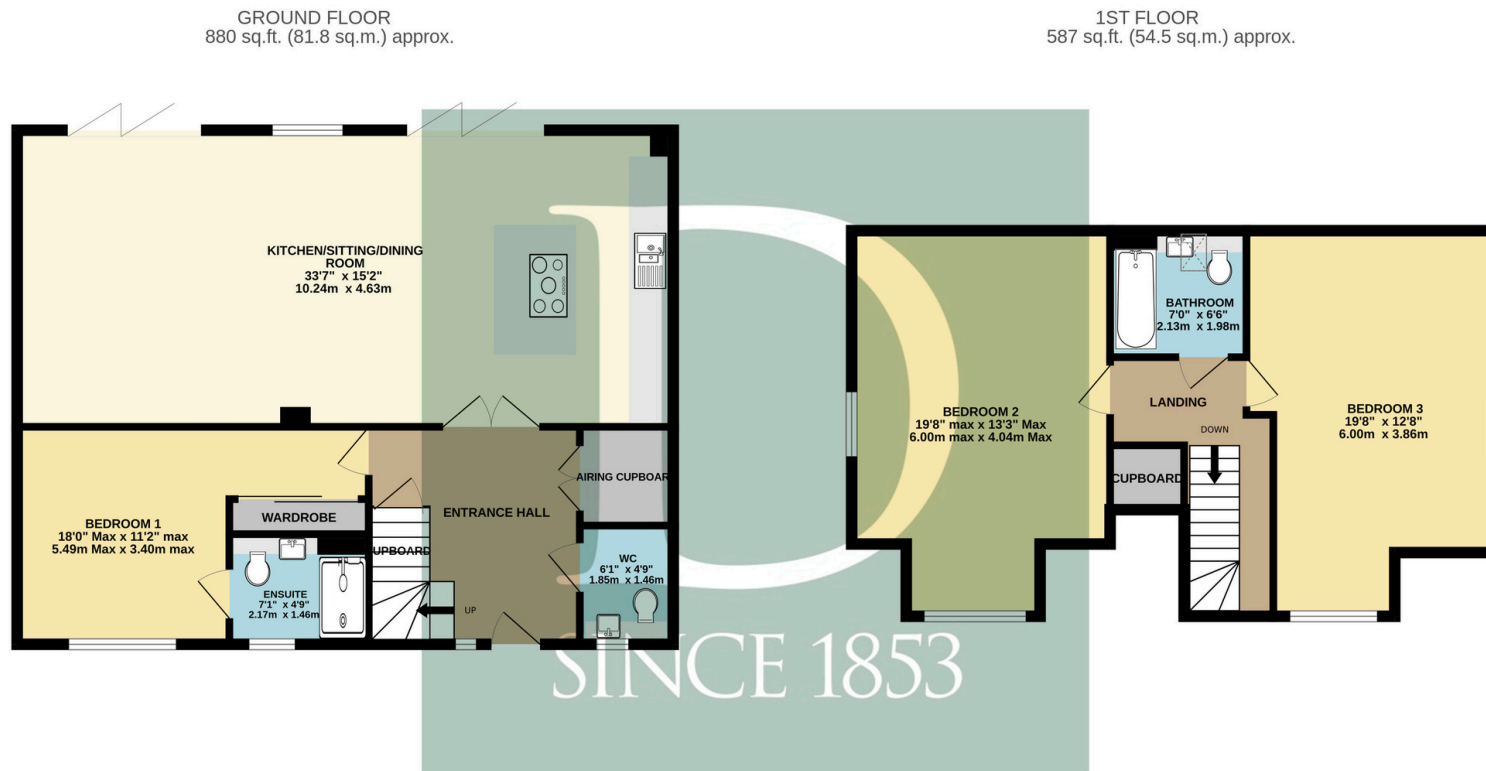








## FLOOR PLAN



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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.  
Made with Metropix ©2026

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.

### CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**

