

28 Stradbroke Road
Southwold, IP18 6LQ

DURRANTS
SINCE 1853





A charming 3-bedroom detached house, situated a stones throw from the beach and town centre.

28 Stradbroke Road is a spacious three bedroom family home, located a short walk from the beach, pier and town centre. This distinguished home occupies a generous plot and provides an abundance of character that one would expect from a fine individual home. High ceilings, bay windows and classic fireplaces are found throughout the immaculately presented and diverse accommodation extending to 1,415sqft. With versatile bedroom options alongside extensive living areas, this spacious home boasts the flexibility to complement any number of purposes or lifestyle choices. Currently serving as a wonderful residence, it also provides the space and privacy to serve as a successful holiday let.

out into the third reception room – the spacious dining room. This open plan lifestyle room is a social space, with a striking triple aspect rear elevation with views over the garden. Adjoining this room is the kitchen, complete with shaker style cabinets and inset utility cupboard. The kitchen itself is well equipped with a built in sink, hob and oven. Access to the rear garden is also provided from this room. The first floor is home to three large double bedrooms, with the master bedroom boasting an en-suite shower room. The remaining two bedrooms are served by the nearby family bathroom. Of particular note is the charming landing window seat – offering framed views of Dunwich Road and the North Sea beyond.



To the ground floor, one is greeted immediately by a side entrance porch with inner hallway and cloakroom leading off. From the inner hallway, you will find stairs to the first floor and two reception rooms to the front of the house. Both enjoy feature fireplaces and views over the front garden. Back into the hallway, you will find an additional doorway, which opens

Outside, the property sits proudly in a mature plot extending to approximately 0.10ac. To the front is a brick weave driveway, offering extensive off road parking – a rarity in this location. The remainder of the garden is laid to lawn with mature planting to the borders. At the rear of the house, the brick weave continues and provides an







extensive dining terrace with well stocked flower beds surrounding. At the edge of the garden is a garage measuring approx. 2.72m x 5.43m. Access to this garage is via right of way from Cumberland Road.

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.

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

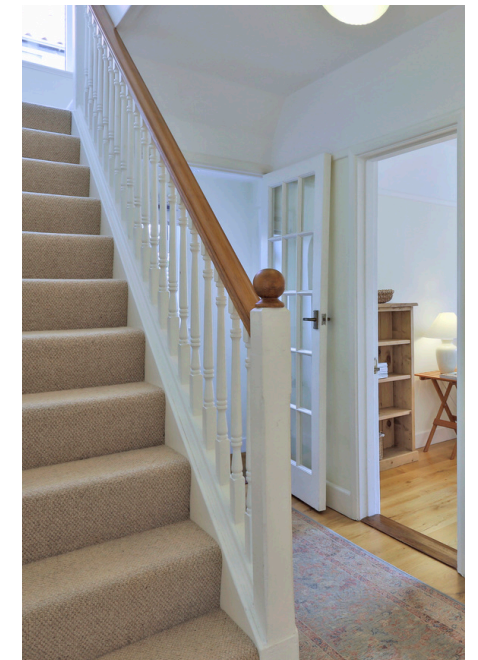
Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council.

DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be

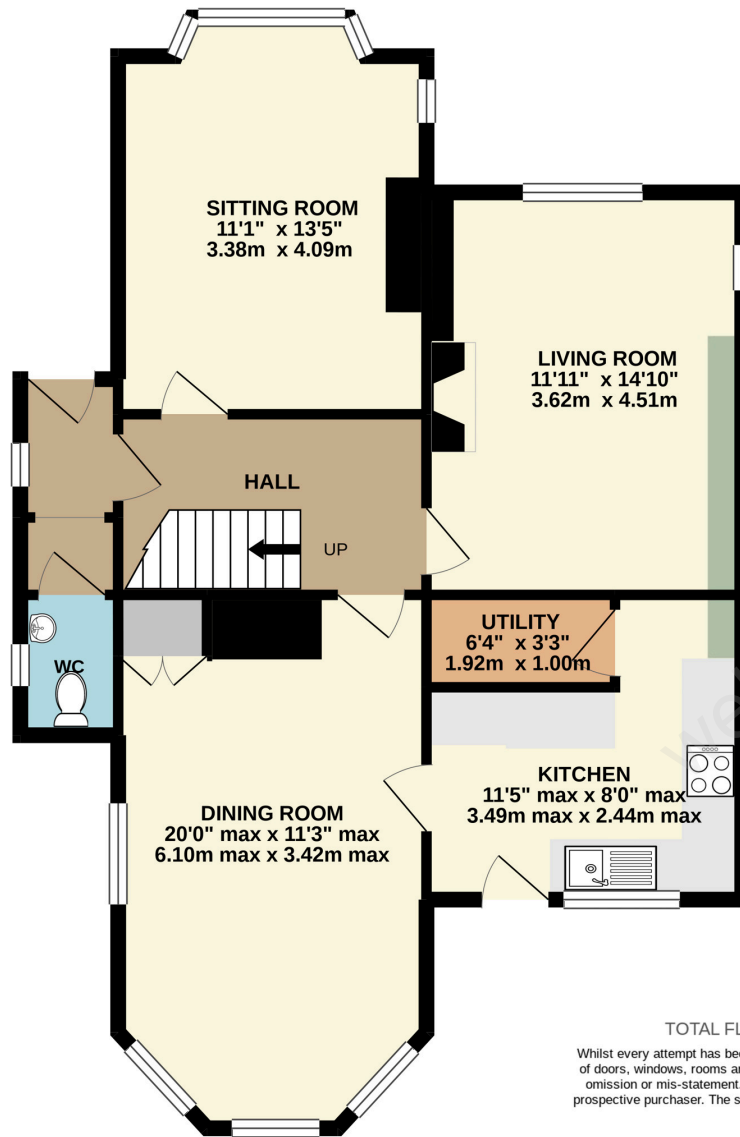




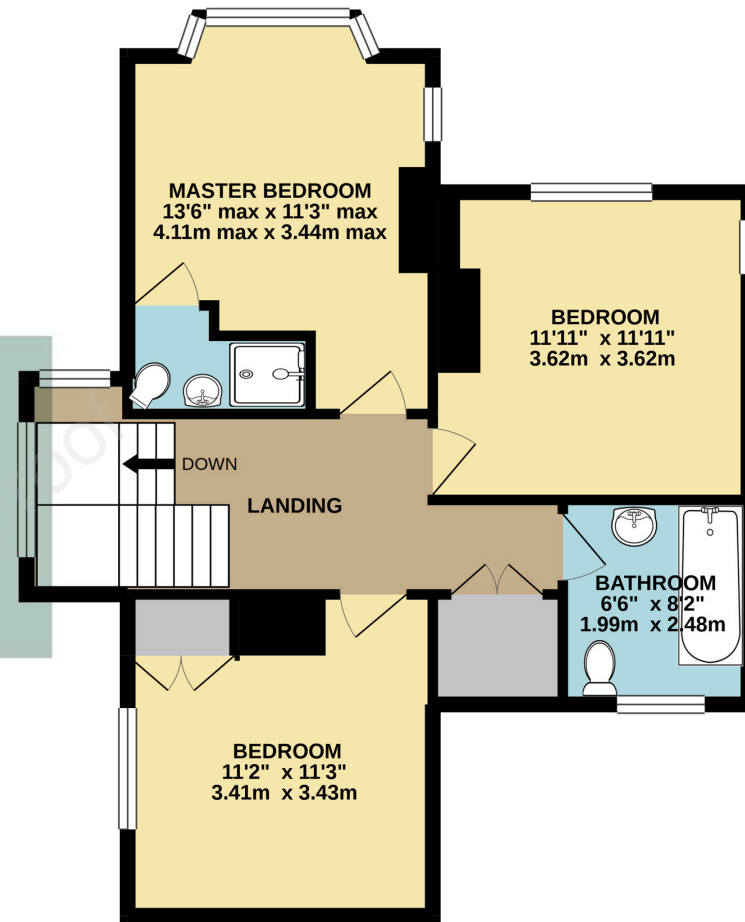
GARAGE & OFF
ROAD
PARKING



GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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 ©2020

DURRANTS

SINCE 1853

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**