

41 Stradbroke Road
Southwold, Suffolk, IP18 6LQ

DURRANTS
SINCE 1853





Evelyn House is situated in a highly sought after location and has been meticulously refurbished by the current owners.

Renovations on this stylish early Edwardian property began in 2017 and since then it has been expertly refurbished by a renowned local builder. Although strikingly modern in terms of fixtures and fittings, the property displays a wealth of homely and characterful features including a cast iron fireplace, large sash bay windows, exceptional ceiling height throughout and an impressive original staircase.

The layout of the ground floor is predominately open plan with a kitchen/dining area, sun room and large sitting room. A spacious hallway and shower room complete the ground floor accommodation. On the first floor are two spacious double bedrooms, a family bathroom and a very large landing which has been used as a study area with uninterrupted views of St Edmunds Green.

Externally Evelyn House has a small front garden enclosed by wrought iron fencing. The house has its own gated side entrance which leads to a good sized rear garden.

A sandstone terrace flanks the back of the property giving direct access into the house via the double french doors. The remainder of the rear garden is laid to lawn with raised flower beds to the borders. The well-known and popular town of Southwold offers excellent facilities including hotels, public houses, restaurants, a good range of shops including two supermarkets & a primary school. Iconic landmarks within the town include the lighthouse, which is on Stradbroke Road, and the pier.

VIEWING

Strictly by appointment with the agent's Southwold Office.

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*).

LOCAL AUTHORITY

Waveney District Council.



2

2

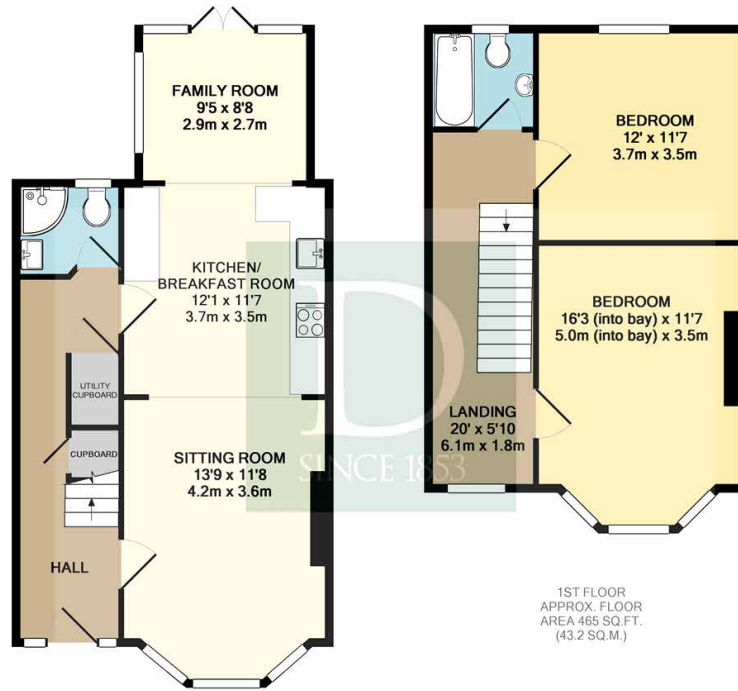
2

EPC



OUTSTANDING
SPECIFICATION

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 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
Made with Metropix ©2019



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