



12 KINGFISHER CRESCENT

REYDON, IP18 6XL



This spacious detached bungalow is set within a large plot of approx. 0.21 acres (STS), in a quiet location in Reydon village

You enter the property into a generous entrance porch with useful cupboard which leads to the hallway providing access to the principal rooms of the home. The welcoming light and airy sitting room offer views to the front, fireplace and door to the kitchen. The dual aspect kitchen/dining room is a bright room and offers useful storage, worktop space and a breakfast bar. Leading on from the kitchen is the Conservatory with door leading to the garden.

The property is available with no onward chain and is ideal for new owners to put their stamp on.

Situated in the popular village of Reydon which provides a number of shops, public house and medical centre with Southwold offering an abundance of local shops, restaurants and coastal attractions.

TENURE - FREEHOLD

EPC - D

LOCAL AUTHORITY

East Suffolk Council. Band D

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.

Off the hallway is the family shower room, plus a bedroom with built in storage and an en-suite cloakroom. Towards the rear of the property can be found a study area and a dual aspect double bedroom. Stairs lead to the generous third bedroom with built in storage, en-suite shower room and balcony overlooking the rear garden.

The property additionally benefits from a generous garden which surrounds the property with rear terraced area, pond, fruit trees, a large workshop/shed, a further shed and off road parking.





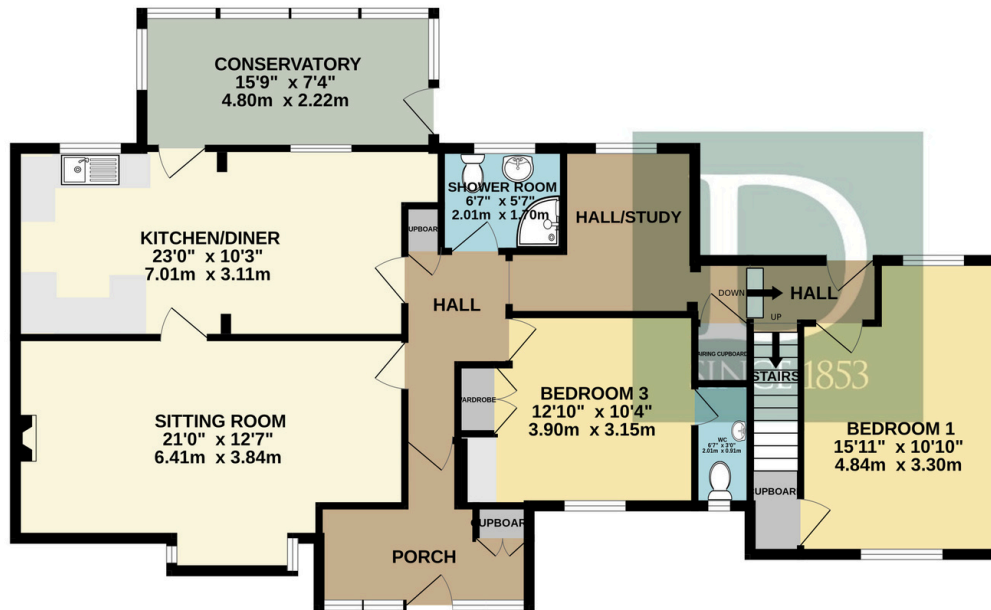
NO ONWARD CHAIN



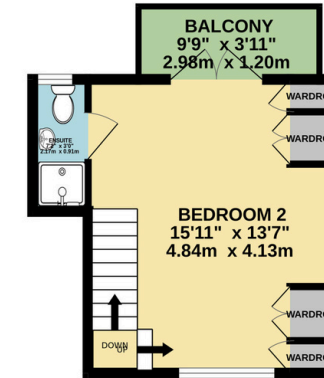


FLOOR PLAN

GROUND FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.1 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.

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