



37 ST EDMUNDS ROAD
SOUTHWOLD



Situated close to the heart of Southwold and the beach, this beautifully presented light and airy coastal home ticks every box.

With a courtyard garden and off road parking, this recently renovated semi detached property really is the perfect base for your seaside adventures.

You are welcomed into the property via an entrance porch with door to the main accommodation and stairs to the first floor. The ground floor is open plan, perfect for spending time as a family. The dual aspect sitting room is a comfortable space for entertaining and relaxing with a built in contemporary electric fire. The modern kitchen is situated to the rear with a dining area, patio doors open onto the courtyard. The kitchen offers plenty of storage along with a peninsula worktop and skylight. The ground floor accommodation is completed with a double bedroom to the front and a beautifully appointed wet room.

On the first floor there is a spacious landing, which could be used as a study space or games area, a family bathroom and two double bedrooms. These generous double rooms both have built in storage and windows to the front. The family bathroom is well

proportioned and has a window to the rear.

A picturesque and thriving market town, Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. Suffolk's other coastal highlights of Walberswick, Dunwich and Covehithe are just a short drive away, offering a more relaxed and chilled feel to the bustle of Southwold

TENURE – FREEHOLD

EPC - D

LOCAL AUTHORITY

East Suffolk Council. Not currently registered for council tax.

SERVICES

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.





STYLISH
INTERIOR

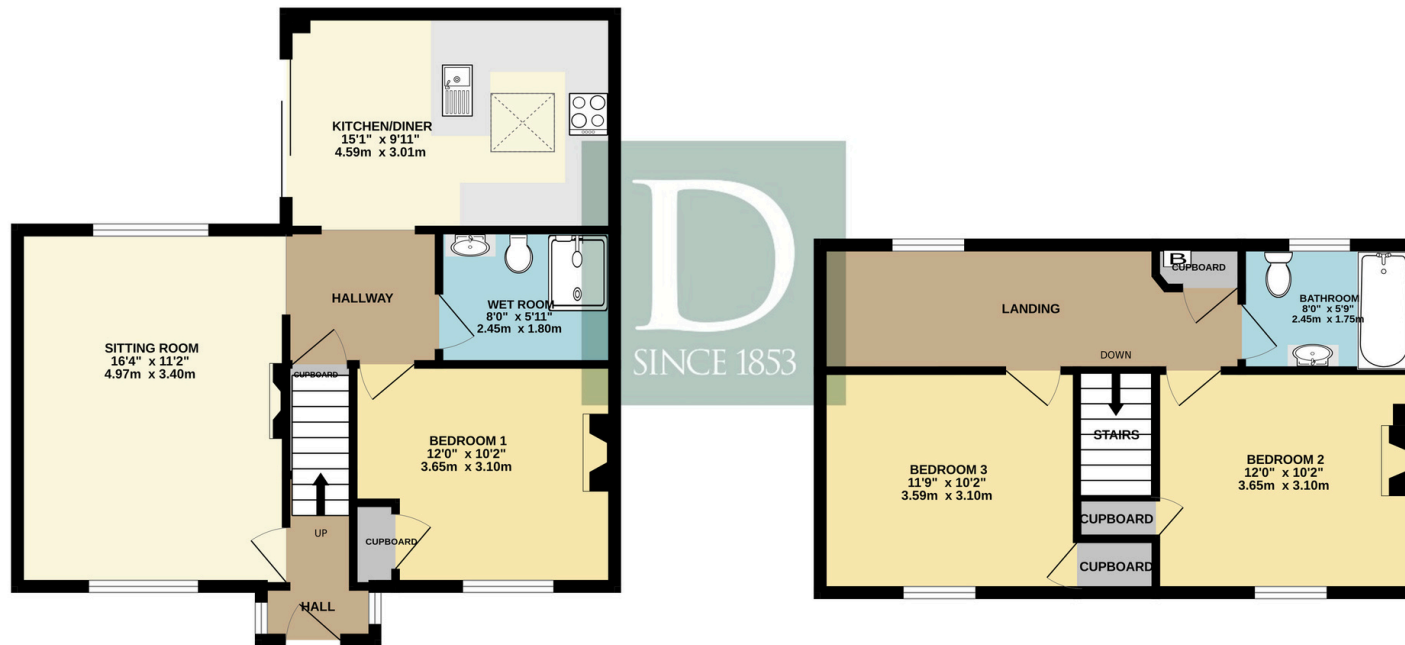




FLOOR PLAN

GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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