



ST. ELMO 9, NORTH ROAD SOUTHWOLD, SUFFOLK, IP18 6BG



Situated in the sought-after coastal town of Southwold, this well proportioned semi-detached property offers flexible living accommodation, ideal for modern living.

The property is entered via an entrance hallway with stairs rising to the first floor. To the rear of the home is a good sized modern kitchen, fitted with a range of units with complementary work surfaces and also provides access to a convenient ground floor cloakroom and access directly to the outside.

From the kitchen, the accommodation continues through to a spacious dining room located at the rear of the property. This bright and generously proportioned room offers an excellent space for dining and entertaining, with French double doors opening onto the rear garden and allowing plenty of natural light to fill the room. Ideal for alfresco dining. Leading on from this, to the front of the property is a comfortable sitting room. The room features a charming wood burning stove, creating a warm and inviting focal point.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous size double room situated at the front of the property, while

bedroom two is another good size double room overlooking the rear garden. Bedroom three is a single room which could also serve as a home office or study. The accommodation is completed with a family bathroom.

Externally, the property benefits from a rear garden, offering a pleasant outdoor space finished with a mix of laid to lawn and patio, a great space to enjoy in summer months.

TENUURE

Freehold

LOCAL AUTHORITY

East Suffolk Council.

EPC

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SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWINGS

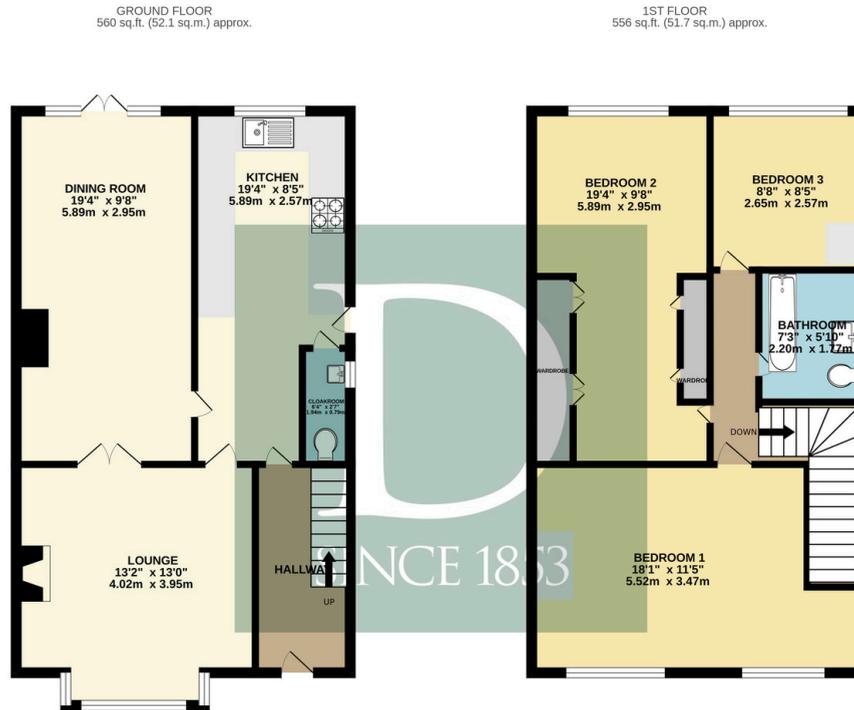
Strictly by appointment with the agent's Southwold Office.





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 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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