



12 GORSE ROAD

REYDON, IP18 6NQ



## A Beautifully Presented Detached Home with Stunning views over the marshes towards Southwold

Situated in the highly sought-after village of Reydon, just moments from the ever-popular seaside town of Southwold, 12 Gorse Road is a modern detached family home offering well-balanced accommodation, stylish interiors and delightful views across the marshes towards Southwold from the front elevation.

This attractive property has been thoughtfully improved and extended to create a comfortable and versatile living space ideal for modern family life.

The welcoming entrance hall leads into a cosy sitting room featuring an open fireplace. To the rear, the heart of the home is the contemporary extended open-plan kitchen/dining room, designed for both everyday living and entertaining, with doors opening directly onto the garden and allowing for plenty of natural light. A modern family shower room completes the ground floor accommodation.

Upstairs, there are three bedrooms comprising two doubles and a well-proportioned single, all served by a family bathroom. A particularly

valuable addition is the converted garage room, offering flexible accommodation ideal as a guest suite, home office or annexe-style space, complete with its own ensuite shower room. The front section of the original garage has been retained, providing useful storage.

Externally, the property benefits from a good-sized rear garden, mainly laid to lawn with a delightful summer house. To the front, a driveway provides off-road parking for several vehicles.

### SERVICES

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

### TENURE- FREEHOLD

### VIEWING

Strictly by appointment with the agent's Southwold Office.

### LOCAL AUTHORITY

East Suffolk Council. Band D





NO ONWARD  
CHAIN

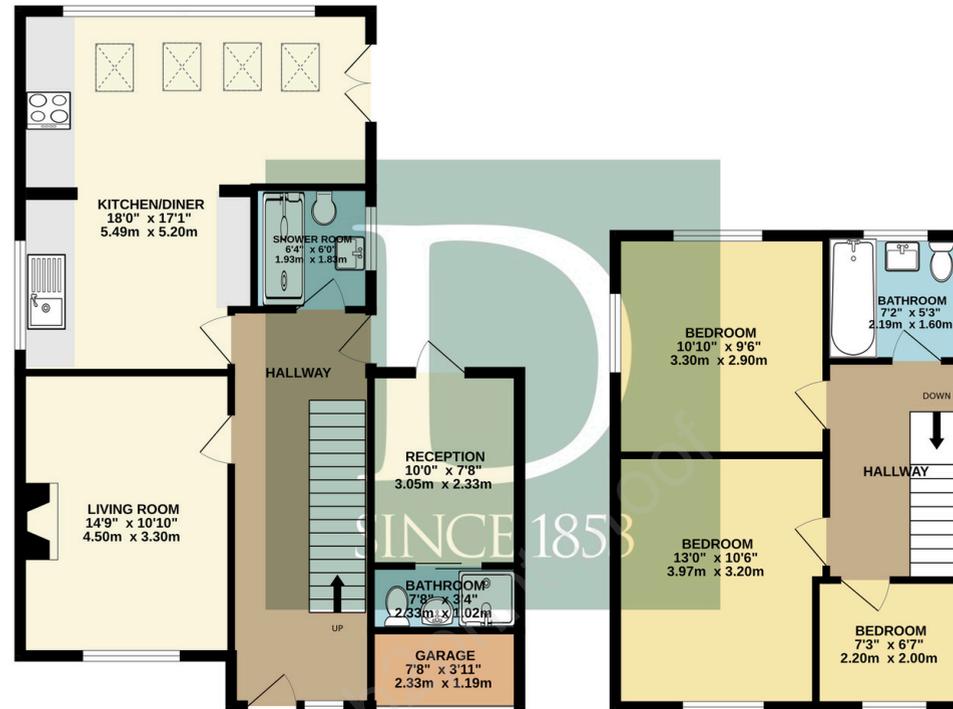




## FLOOR PLAN

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



12, GORSE ROAD REYDON, SOUTHWOLD, SUFFOLK, IP18 6NQ

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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### CONTACT US

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