



Southwold,

Offers Over £275,000

- Open plan spacious family home
- Modern shaker style kitchen
- Close to local amenities
- Neutral décor throughout
- Large garden with off road parking and detached garage
- Porch entrance
- Utility/sunroom
- Two double bedrooms and loft room
- Popular location
- Family bathroom and en suite

Mount Pleasant Road, Southwold

Located about one mile from the renowned coastal town of Southwold, Reydon boasts a number of local amenities, including; primary school, healthy living centre/doctors surgery, two general stores, bowls clubs and the splendid Randolph Hotel. Situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Keens Lane is the perfect spot for accessing the myriad of footpaths in the area, either leading to Reydon Smere, along Shepherds Lane, past St Felix School to the Hen reedbeds or crossing the Blyth to Southwold Harbour, Walberswick, Dunwich and Minsmere. Reydon is within walking distance of the renowned coastal town of Southwold. With its sandy beach, promenade with colourful beach huts, famous pier and High Street with an eclectic range of boutique and High Street shops, the surrounding area is renowned for its coastline and countryside pursuits.



Council Tax Band: B



Description

Upon entering the property, you are welcomed through an enclosed entrance porch into a central hallway, where a staircase rises to the first-floor accommodation. A door leads into the impressive open-plan lounge and dining area, a generous and versatile living space designed for modern family living. Benefiting from a useful under-stairs storage cupboard, this bright and inviting room provides ample space for both relaxing and entertaining, while flowing seamlessly into the kitchen.

The well appointed kitchen is fitted with a range of attractive shaker-style wall and base units complemented by ample work surface space. Integrated appliances include an oven, grill, gas hob, and fridge freezer, creating a practical yet stylish environment for everyday cooking. Beyond the kitchen, a door opens into a superb utility room/sunroom, flooded with natural light and currently utilised as a productive home office space, offering excellent flexibility to suit a variety of lifestyle needs.

To the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The bathroom is fitted with a contemporary white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with mains-fed shower over, creating a fresh and modern space.

The principal bedroom is particularly spacious and enjoys a front-facing aspect. A door leads to a fitted wardrobe area, whilst an internal staircase rises to a fully converted loft room, complete with a Velux roof window, providing an ideal space for a home office, hobby room, dressing room, or occasional guest accommodation.

Bedroom Two is another generously sized double room and benefits from the added luxury of its own en-suite facilities.

Externally, the property continues to impress with a substantial bisected garden featuring sweeping lawned areas, offering excellent outdoor space for families, entertaining, or gardening enthusiasts. A detached double brick-built garage provides exceptional storage and workshop potential, while the private driveway offers ample off-road parking for multiple vehicles.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Tenure

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref

Outgoings

Council Tax Band B

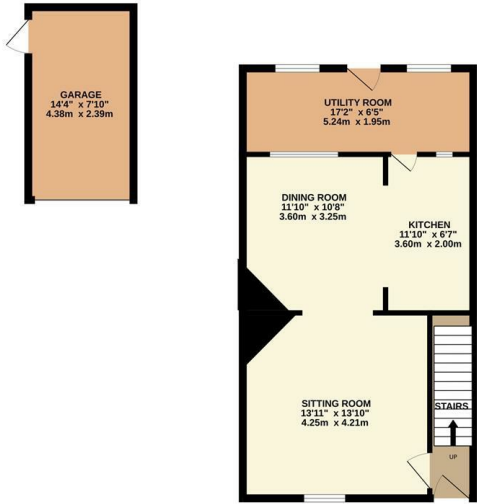
Services

Mains Gas, water and electricity

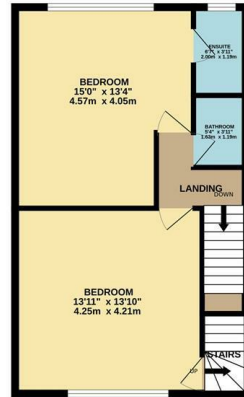




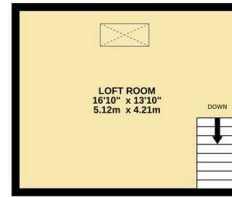
GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

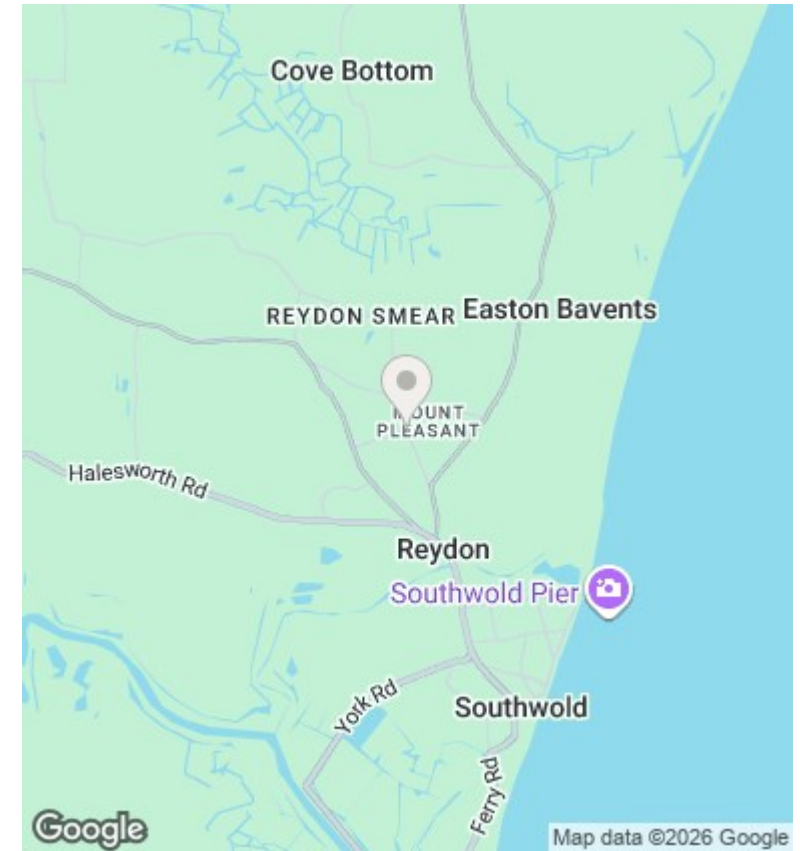


2ND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	75
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com