



Southwold,

Guide Price £220,000

- No Onward Chain
- Private Garden and Garage with to the rear
- South Facing Garden
- Popular Village Location Close to the Coast
- 2 Double Bedrooms and Bathroom
- Walking Distance to Southwold
- Gas Central Heating and Double Glazing
- Fitted Kitchen
- EPC -

The Drive, 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

Occupying an excellent position within a staggered terrace in one of the area's most sought-after residential locations, 13 The Drive is a spacious bungalow situated in the heart of this popular village, just a mile from the renowned coastal town of Southwold.

The property is set well back from the road behind a wide grass verge and footpath, with an open-plan front garden designed for ease of maintenance and predominantly laid to shingle. A central circular patio and gently curving pathway create an inviting approach to the entrance. Inside, a lobby opens into a welcoming entrance hall with cloakroom, while the fitted kitchen offers a comprehensive range of base and wall cupboards complemented by woodblock-effect work surfaces, tiled surrounds, composite sink unit, and integrated electric oven and hob with extractor hood above.

The principal reception room is an impressive and light-filled space, enhanced by unevenly sloping ceilings and large rooflights that create a wonderful sense of volume and character. Patio doors open into a conservatory overlooking the rear garden, providing an ideal setting for both relaxation and entertaining. The rear garden itself is attractively paved and bordered by an abundance of mature shrubs and flowering plants, with gated access leading to the rear and personal door open direct to the single garage.

Further accommodation includes two well-proportioned bedrooms enjoying views over the front and rear gardens respectively. An inner hallway provides access to useful storage cupboards, one housing the gas-fired central heating boiler, while the bathroom is fitted with a white suite comprising bath with electric shower over,

hand basin and WC, complemented by decorative wall tiling. Altogether, the property offers comfortable and well-balanced accommodation in an exceptionally convenient and desirable village setting.

TENURE

Freehold

OUTGOINGS

Council tax band currently B

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 21132/RDB.

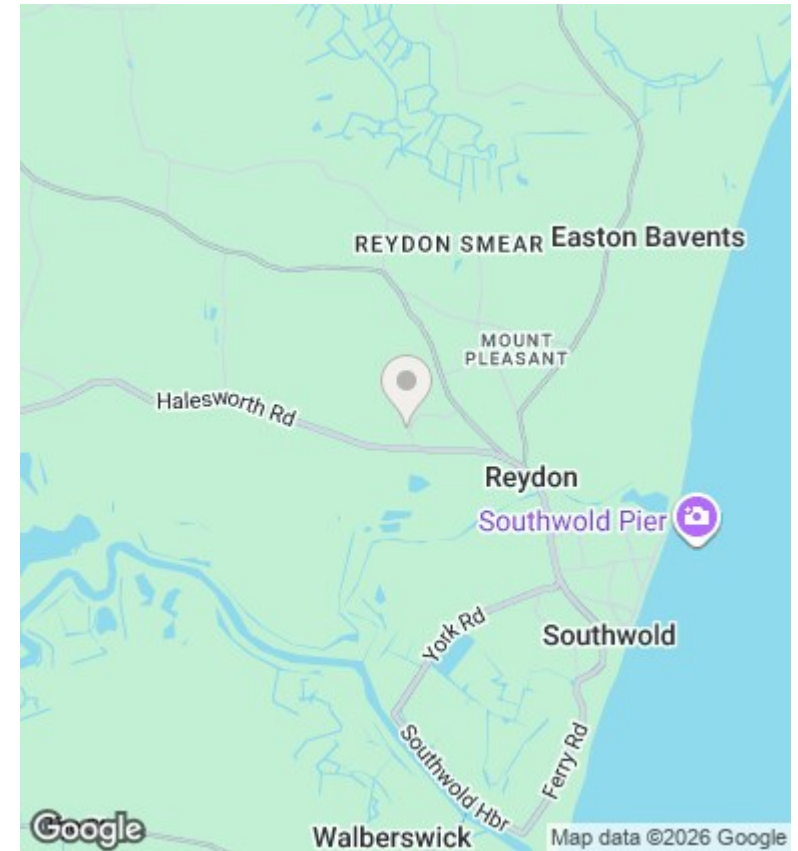
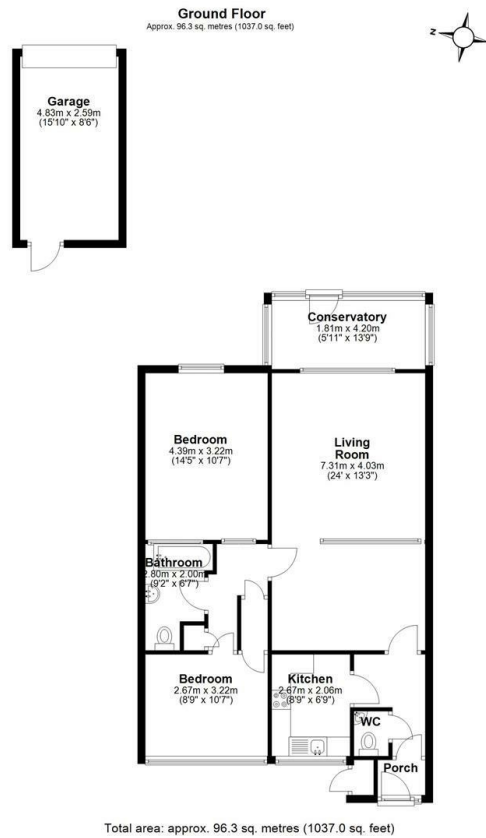
FIXTURES AND FITTINGS

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

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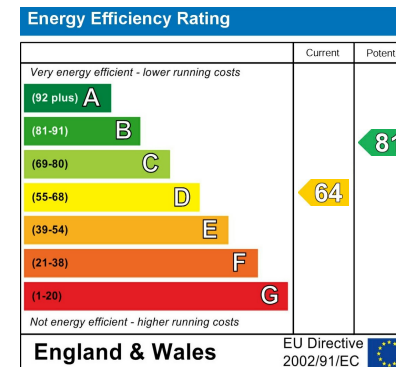


Conveyancing, Surveys & Financial Services

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

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

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