



## Reydon, Suffolk

Guide Price £425,000

- £425,000 Guide Price
- Spacious and Light Kitchen with Separate Utility
- Ample Parking via a Driveway, Wrap Around Garden
- Three/Four Bedrooms off Landing
- Downstairs Shower Room and First Floor Bathroom
- Prime Reydon Location
- Living Room to Front with Bay Window and Separate Dining Room
- Outbuilding with Living Room, Kitchen, W.C and Studio

# Mount Pleasant, Reydon

Mount Pleasant is ideally situated in the charming village of Reydon, just a short distance from the ever-popular coastal town of Southwold. The village provides convenient local amenities, including two shops, one just 100 metres away, and the renowned Randolph Hotel, famous for its locally brewed Adnams beers and excellent food. Sports enthusiasts will appreciate the nearby Felicity Sports Club at St Felix School, offering a variety of recreational facilities. Southwold itself boasts an excellent range of leisure and cultural amenities, including high street shops, pubs, restaurants, sailing, golf, and bowls clubs, as well as healthcare and educational facilities. The surrounding area, designated an Area of Outstanding Natural Beauty, offers stunning coastal and country walks, with the sandy beaches of Walberswick, the forest trails of Dunwich, and the award-winning Minsmere bird reserve all within a short drive, making this location perfect for those seeking both convenience and a coastal lifestyle.



Council Tax Band: D



## DESCRIPTION

This charming three/four bedroom semi-detached home is ideally situated in the heart of Reydon and exudes period character throughout, offering a light and airy interior. The ground floor features a welcoming porch, spacious living room with a bay-style window and wood burner, a separate formal dining room opening onto the rear garden via a patio door, and a well-appointed kitchen with fitted appliances including a standing oven in a tower and hob, flowing through to a utility room and convenient downstairs shower room. Upstairs are three comfortable bedrooms and a fourth currently used as an office, providing flexible living space. Sitting on a substantial plot, the property benefits from a driveway with ample parking, a wraparound garden with lawn, shrubbery, and patio for entertaining, and a versatile outbuilding comprising a living area, W/C, small kitchen, and an additional room suitable as an office or sofa room. Combining classic period features with modern practicality, this home offers both character and functionality in a highly desirable location.

## LIVING & DINING ROOM

The living and dining spaces of this charming home are full of character and light. The living room features a striking bay-style window that floods the room with natural light and a cosy wood burner, creating a warm and inviting atmosphere perfect for relaxing or entertaining. Adjacent to this, the formal dining room offers a generous, airy space with direct access to the rear garden via a patio door, making it ideal for family meals or hosting gatherings. Both rooms retain beautiful period features, seamlessly combining classic charm with modern comfort.

## KITCHEN

The spacious kitchen is thoughtfully designed with fitted appliances, including a standing oven housed within a tower and a hob, offering both style and functionality for everyday cooking. Its generous layout provides plenty of workspace and storage, as well as space for an

additional table, perfect for casual dining or a breakfast area. Beyond the kitchen, a practical utility room adds convenience for laundry and extra storage, while the adjoining downstairs shower room enhances the functionality of the ground floor, creating a seamless flow between cooking, cleaning, and daily living.

## BEDROOMS

Upstairs, the property offers three comfortable bedrooms, each of a generous size and filled with natural light, providing versatile and relaxing spaces for family living. A fourth room, currently used as an office, adds flexibility to the home, easily serving as a study, guest room, or additional bedroom to suit your needs. All rooms retain charming period features, combining character with a bright and airy atmosphere that enhances the sense of space and comfort throughout the first floor.

## SHOWER AND BATHROOM

The property features a practical downstairs shower room, conveniently located adjacent to the kitchen and utility area, providing easy access for everyday use or after outdoor activities. Upstairs, the family bathroom is fitted with a three-piece suite, complementing the bedrooms with a well-appointed space designed for comfort and functionality, creating a cohesive and practical layout for modern family living.

## OUTSIDE

The property sits on a substantial plot and benefits from a beautifully maintained wraparound garden, thoughtfully divided into sections including lawn, shrubbery, and a patio area, perfect for entertaining, relaxing, or enjoying family life. To the front, a driveway provides ample off-road parking, combining practicality with excellent curb appeal.

## OUTBUILDING/STUDIO

The property features a versatile outbuilding, offering a living area,

W/C, and a small kitchen, along with an additional room that can be used as an office, studio or extra room. This flexible space is ideal for a studio or home business, providing excellent potential to suit a variety of needs while complementing the main house.

### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)

Tel: 01502 722253 REF: JD/20950

### **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**

Freehold

### **SERVICES**

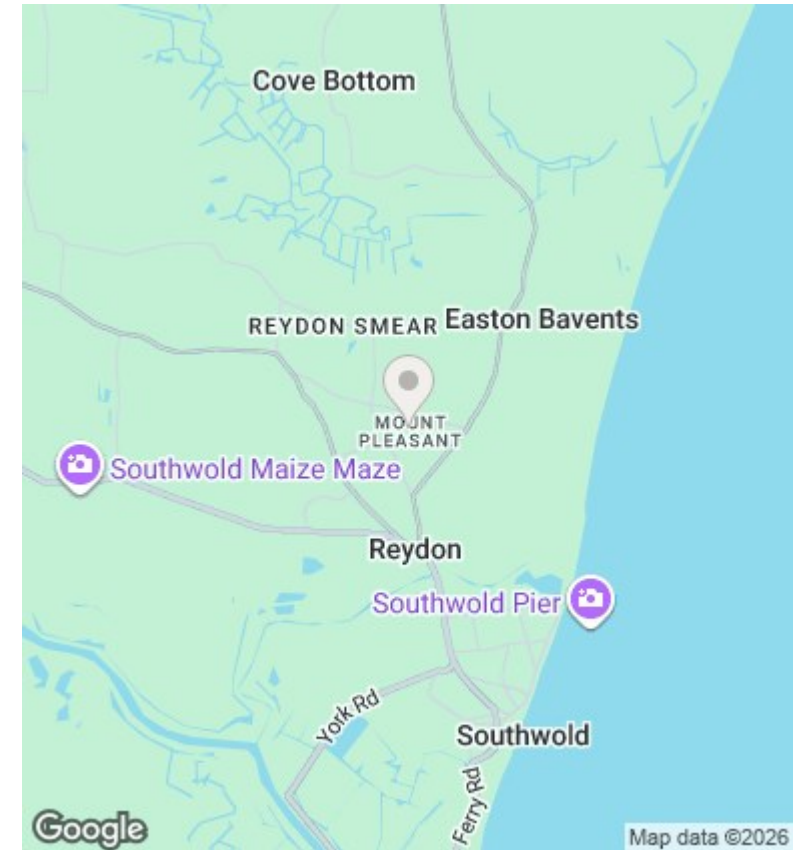
Mains gas, electricity, water and drainage

### **OUTGOINGS**

Council Tax Band D







### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](http://www.epcregister.com)