Flick & Son
Coast and Country







Southwold,

Guide Price £350,000

- Offered For Sale with No Onward Chain
- Fitted Kitchen/Dining Room and Utility Room
- 3 bedrooms and Shower Room
- Gas Central Heating and Double Glazing
- Living Room Opening to The Garden
- Sought After Coastal Village
- Double Garage and Private Garden
- Office/Workshop within the Garage
- EPC -

8 Queen Street, Southwold, Suffolk, IP18 6EQ
01502 722253

southwold@flickandson.co.uk
www.flickandson.co.uk

Old School Drive, Southwold

Located about one and a half miles 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.

3 1 1 C

Council Tax Band: D





DESCRIPTION

Occupying an enviable position on the edge of a small and highly regarded development within the sought-after coastal village of Reydon, this attractive detached family home combines traditional styling with comfortable modern living. Constructed with brick-faced elevations beneath pitched and hipped pantile roofs, the property enjoys a distinctive appearance enhanced by elegant sash-style double-glazed windows and a private walled garden.

The well-presented accommodation benefits from gas-fired central heating and is arranged around a welcoming entrance hall with staircase rising to the first floor and useful storage beneath. The spacious dual-aspect kitchen/dining room is fitted with an extensive range of cupboards and drawers complemented by woodblock work surfaces, creating a practical and sociable space for everyday living. A side door provides convenient access to the passageway connecting the house to the garage, while a utility/cloakroom add further practicality.

The generous dual-aspect sitting room is filled with natural light and enjoys direct access to the garden through glazed casement doors, creating an ideal space for both relaxation and entertaining.

On the first floor, the landing leads to three well-proportioned bedrooms together with a modern wet room, offering comfortable accommodation for families, guests or those seeking a coastal retreat.

Outside, the property continues to impress with a substantial double garage that provides excellent storage and incorporates a useful office/workshop space, ideal for home working, hobbies or additional flexibility. The enclosed walled garden offers a high degree of privacy and is predominantly laid to lawn, complemented by established shrubs and planting, creating a peaceful and attractive outdoor setting.

Situated close to the amenities of Reydon and within easy reach of the renowned coastal town of Southwold, this appealing home presents an excellent opportunity to enjoy village living within one of Suffolk's most desirable coastal locations.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

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: 21143/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 make or give any representation or warranty whatsoever, as regards the property or otherwise.



















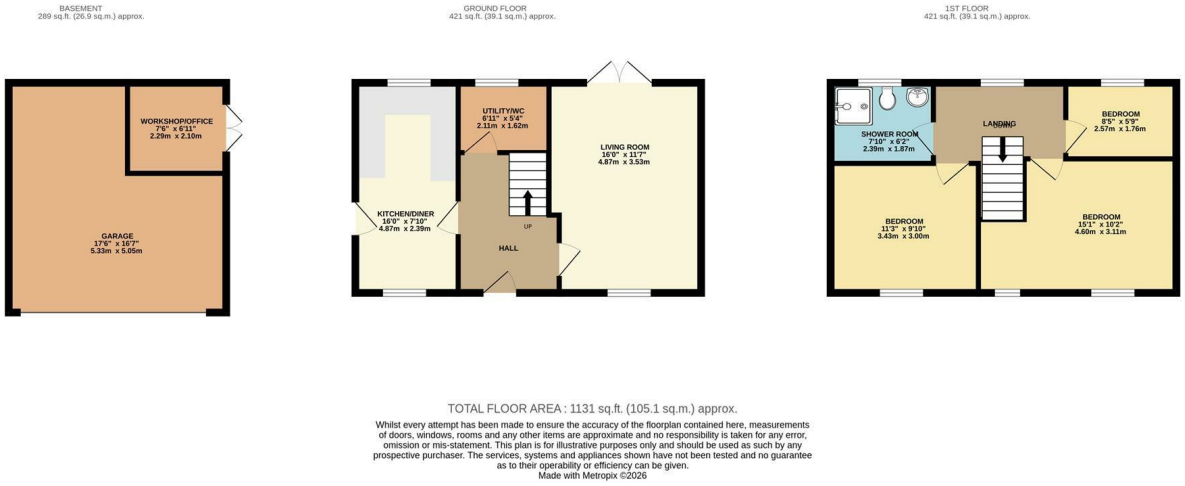

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

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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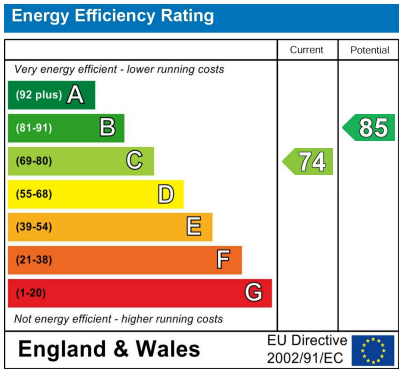

Energy Efficiency Rating

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

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