



Reydon, Suffolk

Guide Price £350,000

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- Downstairs Shower Room & Upstairs Bathroom
- Open Plan Living and Dining Area
- Four Bedroom Mid Terraced Property
- Fully Enclosed Rear Garden with Access To Garage
- Light and Airy Feel Throughout
- Immaculate Condition Throughout, Move in Ready
- Short Distance to Southwold Beach

Old School Drive, Reydon

Reydon is a popular and well-served village located just to the north of the coastal town of Southwold, offering a blend of rural charm and everyday convenience. The village provides a range of local amenities including shops, a primary school, and recreational facilities, while benefiting from excellent access to Southwold's beaches, independent shops, and renowned dining options. Surrounded by open countryside and scenic walking routes, Reydon is ideal for those seeking a peaceful village setting with the added advantage of coastal living and good transport links to nearby towns and villages.



Council Tax Band: C



DESCRIPTION

Set in the sought-after village of Reydon, this beautifully presented four-bedroom modern mid-terraced home offers bright, versatile accommodation arranged over two floors, making it an ideal family residence, second home, or holiday let. The ground floor welcomes you with a spacious open-plan living and dining area, flooded with natural light and creating a superb space for both relaxing and entertaining. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Just off the dining area, the contemporary kitchen is well-appointed with integrated appliances, including an oven and electric hob, offering both style and practicality. Also on the ground floor is a generous double bedroom and a separate shower room, providing flexible accommodation ideal for guests, multi-generational living, or convenient single-level use. Upstairs, the sense of light and space continues, with large bright windows allowing natural light to pour in throughout. There are three further well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. A modern family bathroom is accessed from the landing and comprises a three-piece suite including a bath with shower over, W.C and wash hand basin. Presented in fantastic condition throughout, this superb home combines contemporary living with low-maintenance appeal in a popular village setting, making it perfectly suited to permanent living, a coastal retreat, or an attractive holiday investment opportunity.

LIVING AREA

The heart of the home is the spacious open-plan living and dining area, a wonderfully bright and welcoming space designed for modern living. Generous in size, it comfortably accommodates both lounge seating and a full dining arrangement, making it perfect for everyday family life as well as entertaining guests. Stylish modern wood-effect flooring runs throughout, adding warmth and a contemporary finish while remaining practical and easy to maintain. To the rear, patio doors allow natural light to flood the room and provide direct access to the garden, creating a seamless connection between indoor and outdoor living.

KITCHEN

The kitchen is positioned just off the main living and dining area, creating a practical yet sociable layout ideal for modern lifestyles. Thoughtfully designed, it offers a range of fitted units providing ample storage and worktop space, perfect for both everyday cooking and entertaining. Integrated appliances

include an oven and electric hob, ensuring a sleek and streamlined finish. Well-presented and functional, the kitchen complements the contemporary feel of the home while remaining conveniently connected to the heart of the living space.

BEDROOMS

The property offers four well-proportioned bedrooms arranged across two floors, providing flexible and versatile accommodation to suit a variety of needs. On the ground floor, the fourth bedroom is a generous and adaptable space as it could equally serve as a home office, study, playroom, or hobby room, making it ideal for those working from home or requiring additional reception space. Its position alongside the ground floor shower room also lends itself well to guest accommodation or multi-generational living. Upstairs, there are three further bright and airy bedrooms, all benefiting from large windows that allow natural light to pour in, enhancing the sense of space throughout. The principal bedroom enjoys the added luxury of its own en-suite shower room, creating a private retreat. The remaining bedrooms are well-sized and are served by the family bathroom accessed from the landing, making the layout both practical and family-friendly.

BATHROOMS

The property benefits from well-appointed bathroom facilities arranged over both floors, thoughtfully designed to complement modern family living. On the ground floor, a convenient shower room serves the fourth bedroom and the main living accommodation, making it ideal for guests, multi-generational living, or those seeking ground floor facilities. Fitted with a contemporary suite, it provides practicality without compromising on style. Upstairs, the principal bedroom enjoys the added benefit of its own en-suite shower room, offering privacy and convenience. In addition, the family bathroom is accessed from the landing and features a three-piece suite comprising a bath with shower over, W.C., and wash hand basin. Well-presented and in excellent condition, the bathrooms throughout the home are both functional and finished to a modern standard.

OUTSIDE

Externally, the property continues to impress with well-designed and practical outdoor space to both the front and rear. To the front, a neat concrete patio walkway leads to the entrance door, creating a smart and low-maintenance approach. There are parking spaces located to the front of the property,

providing convenient off-road parking for residents and visitors alike. To the rear, the fully enclosed garden offers a safe and private setting, ideal for families, pets, or those who simply enjoy outdoor living. Predominantly laid to lawn, the garden also features a patio area perfect for outdoor dining and entertaining during the warmer months. There is access to the garage from the rear garden, which provides additional secure parking or storage, along with further parking available both inside the garage and in front of it, enhancing the home's overall practicality

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: 21024/JD

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, water and sewerage

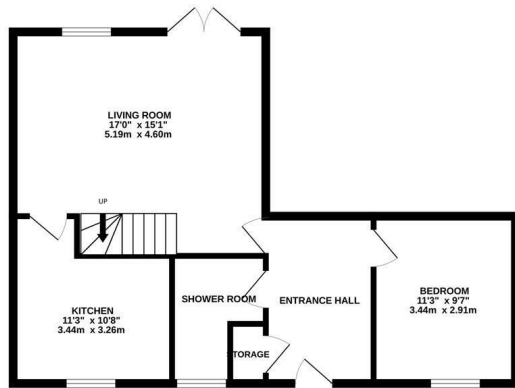
OUTGOINGS

Council Tax Band D

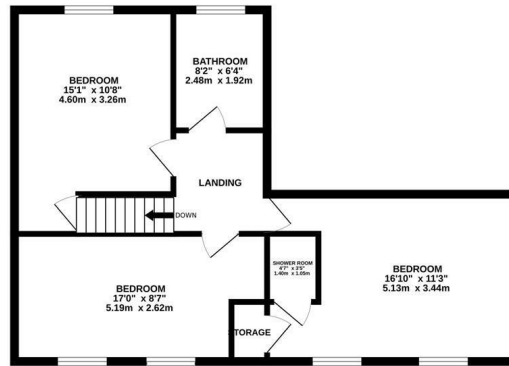




GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

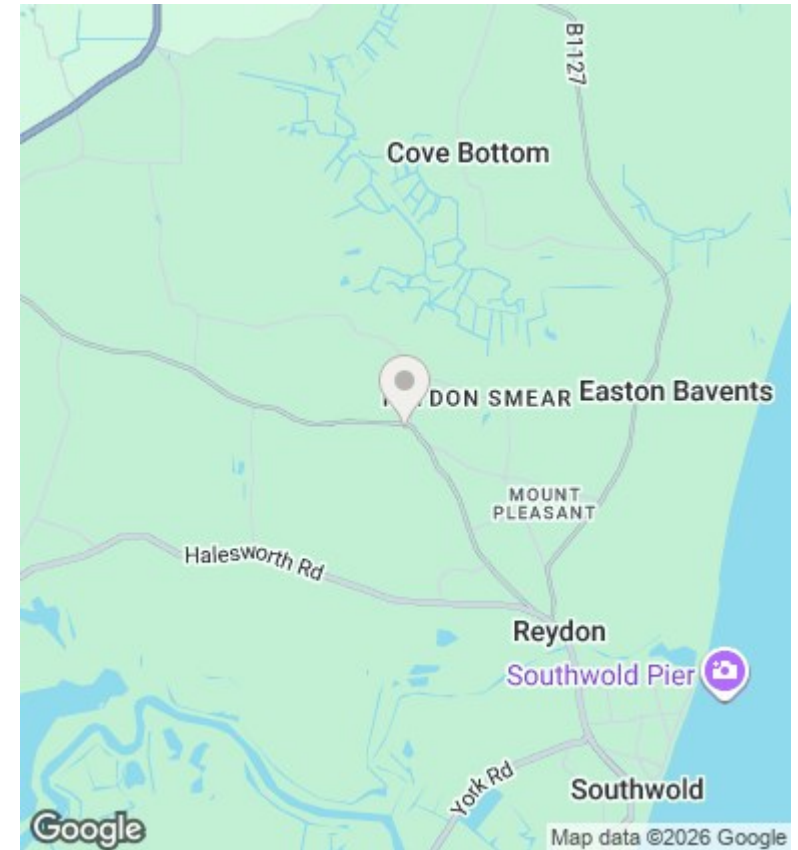


1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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