



## Reydon, Suffolk

Guide Price £400,000

- Vendor Has Found Onward Purchase
- Dining Area off the Kitchen with Separate Utility Room
- Driveway and Garage to Front
- Two Double Bedrooms with Fitted Storage
- Downstairs W.C
- Highly Sought After Location
- Extended to Front with Brick Built Sun Room
- Fully Enclosed Landscaped Gardens

# The Crescents, 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: D



## DESCRIPTION

Step into this charming and well-maintained chalet bungalow through a practical side porch, offering a perfect space for coats and shoes before entering the welcoming and spacious hallway, complete with stairs rising to the first floor. To the front of the property, a generous living room provides a warm and inviting setting, flowing seamlessly into a delightful sun room. Added by the current owner in 2014, this bright and airy space enjoys a desirable south-westerly aspect, making it ideal for relaxing or entertaining while overlooking the beautifully landscaped front garden. At the rear, the property boasts a stylish and modern kitchen, thoughtfully designed with both functionality and comfort in mind. A characterful stable door opens directly onto the rear garden, while additional access leads to a convenient utility room and ground floor WC. Upstairs, the first floor offers two well-proportioned bedrooms, each benefiting from built-in storage, alongside a well-appointed family bathroom. Externally, the home continues to impress. In addition to the attractive front garden, there is a larger rear garden, predominantly laid to lawn with neatly maintained borders, perfect for outdoor enjoyment. At the far end of the plot, a useful additional garden area with a shed provides extra storage or potential for further use. Further enhancing the property is a garage to the front, along with additional off-road parking. Lovingly cared for and improved by the current owner, this property presents a comfortable and inviting home, ready to move straight into.

## LIVING AREA

The living areas of this home are both versatile and inviting, offering well-balanced spaces for relaxation and entertaining. The spacious hallway not only provides a warm welcome but also serves as a practical dining area, comfortably accommodating a table and chairs, perfect for everyday meals or hosting guests. To the front of the property, the generous living room is filled with natural light and offers a cosy yet airy setting, ideal for unwinding. This space flows seamlessly into the sun room, creating an open and sociable layout. The sun room, with its desirable south-westerly aspect, is a standout feature, bright and uplifting throughout the day, and an ideal spot to relax while enjoying views over the landscaped front garden. Together, these spaces create a flexible living environment suited to both quiet evenings and entertaining alike.

## KITCHEN & UTILITY

The kitchen and utility space have been thoughtfully designed to combine style with everyday practicality. The modern kitchen is bright and well-appointed,

offering ample worktop and storage space, making it ideal for both cooking and entertaining. A charming stable door provides direct access to the rear garden, allowing for plenty of natural light and easy indoor-outdoor living. Leading off the kitchen is a highly useful utility room, helping to keep laundry and additional storage neatly tucked away from the main living space. This area also incorporates a convenient ground floor WC, enhancing the overall functionality of the home. Together, these spaces create an efficient and well-organised hub suited to modern living.

## BEDROOMS

The property offers two well-proportioned bedrooms, both thoughtfully designed to provide comfortable and practical living spaces. Each room benefits from built-in storage, helping to maximise floor space while offering convenient solutions for clothing and personal belongings. Both bedrooms enjoy a pleasant outlook and plenty of natural light, creating bright and welcoming environments ideal for rest and relaxation. Whether used as spacious sleeping accommodation, a guest room, or even a home office, the rooms offer flexibility to suit a range of needs.

## BATHROOM

The family bathroom is well-appointed and conveniently located on the first floor, serving both bedrooms. Designed with practicality in mind, the space offers a clean and functional layout, ideal for everyday use. Well maintained by the current owner, it provides a comfortable and tidy environment with scope for personalisation if desired, making it perfectly suited to modern living.

## OUTSIDE

Externally, the property offers well-maintained and versatile outdoor space to both the front and rear. The front garden is attractively landscaped, providing a pleasant outlook and enhancing the home's kerb appeal, while also being perfectly positioned to be enjoyed from the sun room. To the rear, there is a larger garden which is predominantly laid to lawn, complemented by neatly maintained borders, ideal for outdoor relaxation, gardening, or family use. At the far end of the plot, an additional garden area provides further flexibility, complete with a useful garden shed for storage. The property also benefits from a garage located to the front, offering secure parking or additional storage space, along with a driveway providing further off-road parking for added convenience.

## VIEWING ARRANGEMENTS

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

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

Tel: 01502 442889

## 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.

## OUTGOINGS

Council Tax Band D

## SERVICES

Mains water, electricity, gas and sewerage

## TENURE

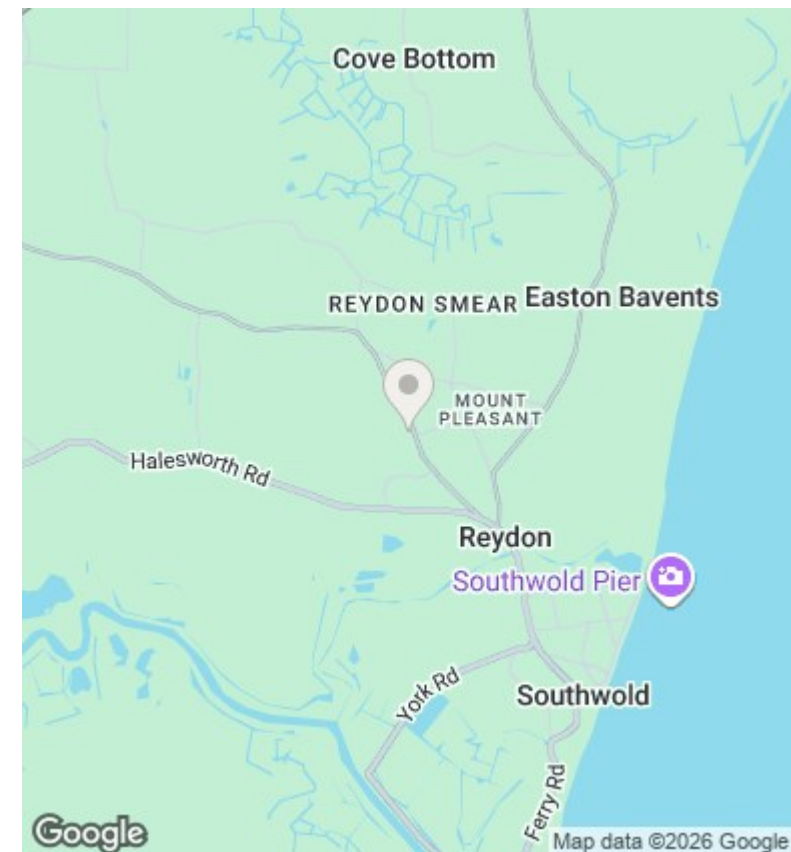
Freehold







TOTAL FLOOR AREA: 1691 sq.ft. (157.1 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

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)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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](http://www.epcregister.com)