Flick & Son
Coast and Country







Reydon,

Guide Price £400,000

- Attractive mid-20th century detached family home in a secluded setting
- Separate dining room opening to a bright sunroom with garden access
- Family bathroom and separate WC serving the first floor
- Generous plot set back from a private road, screened by mature conifers
- Kitchen with ample storage, adjoining utility room and garden access
- Private gardens, ample off-road parking, and attached garage
- Well-proportioned living room with bay window and feature gas stove
- Three spacious bedrooms, with potential to create a fourth or en suite
- EPC -

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The 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.

3 1 2 D

Council Tax Band: D





DESCRIPTION

This attractive mid-20th century detached family home occupies a generous plot, set well back from its own private road and screened by neatly trimmed conifers and mature planting. With its appealing tile-hung elevations and wonderfully secluded position, the property enjoys a high degree of privacy, complemented by a south-facing garden, ample off-road parking, and well-proportioned accommodation—ideal for family living. Situated in a sought-after and convenient location, it lies approximately one mile from the renowned seaside town of Southwold.

A recessed storm porch leads into an entrance lobby, which provides internal access to the garage and opens into the main hallway. Here, a deep cloaks cupboard, ground floor cloakroom, and staircase to the first floor create a practical and welcoming entrance.

The principal reception room is a generously sized living room, featuring a deep oriel bay window overlooking the private front garden and a gas stove set upon a raised quarry-tiled plinth. Folding opaque glazed doors lead through to a spacious dining room, which benefits from a large understairs storage cupboard and connects directly to the kitchen. From here, glazed casement doors open into a delightful sunroom, with windows to either side and wide patio doors that lead out onto the paved terrace and rear garden—perfect for entertaining and enjoying the outdoor space.

The kitchen also overlooks the rear garden and is fitted with an extensive range of storage cupboards, along with an integrated electric oven and hob. A doorway leads to a useful utility room, complete with work surfaces, storage, plumbing for a washing machine, and a stable door opening to the garden. The utility room also provides convenient access back into the main hallway.

Upstairs, the landing gives access to three particularly well-proportioned bedrooms. The principal bedroom, located at the rear, was formerly two rooms and now offers an especially spacious layout with two windows overlooking the garden. It presents excellent potential to be reconfigured into a fourth bedroom, dressing room, or en suite if desired. Adjacent are a separate WC and family bathroom, while the remaining bedrooms enjoy views over the front garden and the green beyond.

Outside, a concrete driveway crosses an area of green to provide ample off-road parking and access to the attached garage. The front garden is laid to lawn and bordered by a variety of established shrubs and conifers, creating a private and attractive setting. A side gate leads to the rear garden, which is also predominantly laid to lawn and features a wide paved terrace, well-stocked borders, and mature planting along the boundaries. Additional benefits include a greenhouse and a timber shed, completing this charming and versatile family home.

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: 21056/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.









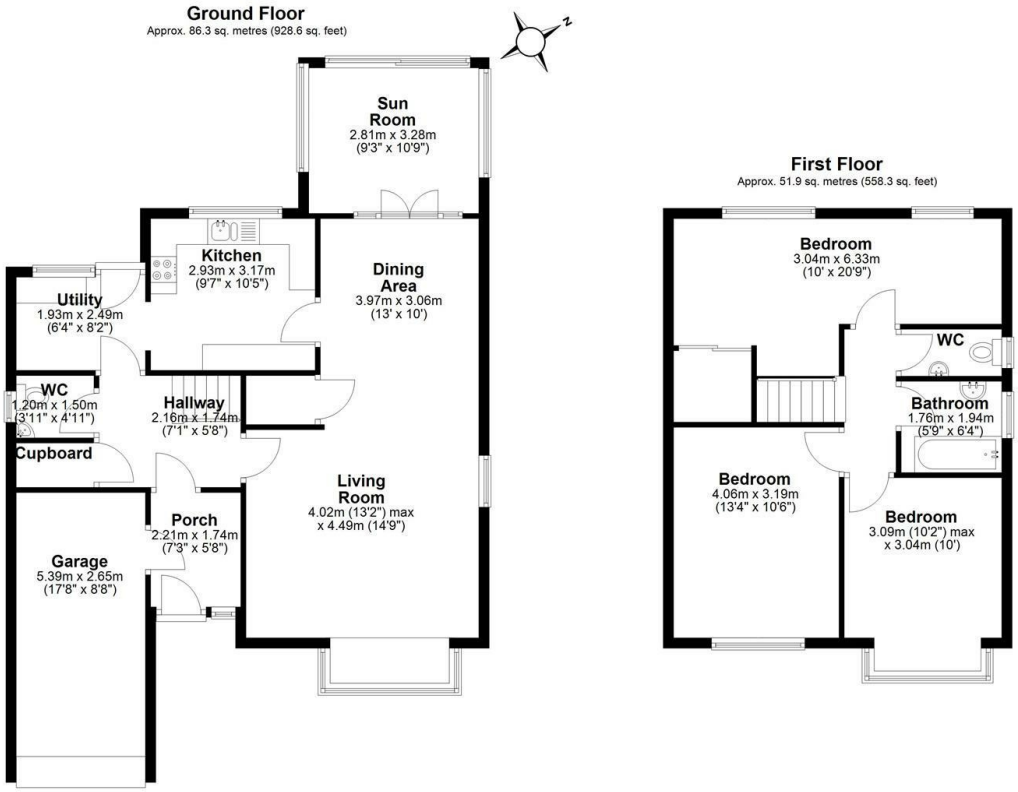




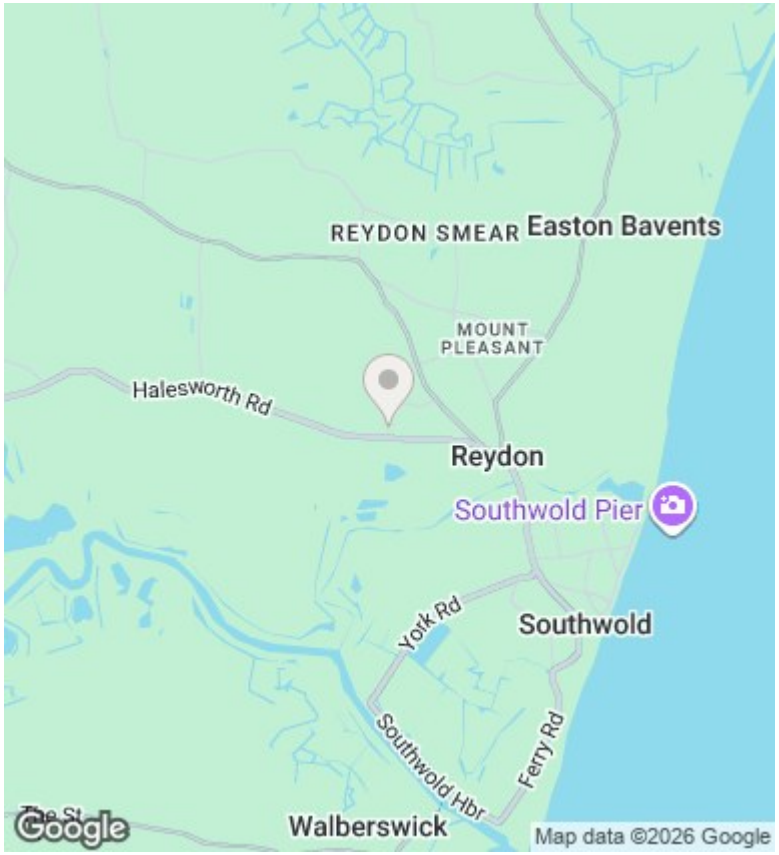








Total area: approx. 138.1 sq. metres (1486.9 sq. feet)

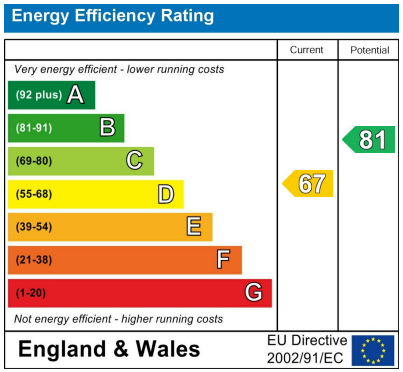


Conveyancing, Surveys & Financial Services

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

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