



Reydon, Southwold

Guide Price £475,000

- Village Location
- Off Road Parking & Garage
- Walking Distance to Southwold
- Three Bedrooms
- Conservatory
- Double Glazing
- Immaculate Presentation
- Close to Doctors Surgery & Pub
- EPC - C

Shearwater Way, Reydon

Reydon is a charming village located in the heart of Suffolk, England, offering a tranquil escape from the hustle and bustle of nearby towns. Nestled near the picturesque coastal area of Southwold, Reydon boasts a serene countryside setting with beautiful rural landscapes and a close-knit community. The village is known for its peaceful atmosphere, historic architecture, and proximity to the stunning beaches of the Suffolk coast. With its rich history and scenic surroundings, Reydon is a perfect destination for those seeking a relaxing retreat while still being just a short distance from vibrant coastal attractions.



Council Tax Band: C



DESCRIPTION

This delightful three-bedroom link-detached property in the desirable village of Reydon offers a perfect blend of space, comfort, and convenience. Upon entering, you're greeted by a spacious entrance hall that leads to a downstairs W.C. The inviting living room features a cozy gas fireplace, creating a warm and welcoming atmosphere. At the rear of the property, the kitchen diner is well-equipped with integrated appliances, making it an ideal space for family meals and entertaining. A charming conservatory extends from the kitchen, offering an additional living space that opens out into the fully enclosed rear garden, which is a true sun trap, perfect for enjoying the outdoors in privacy.

Upstairs, you'll find three generous bedrooms, including a principal bedroom with its own ensuite, providing a peaceful retreat. A family bathroom serves the other two bedrooms. Outside, the property benefits from a driveway, a carport, and a garage, ensuring ample parking and storage space. This home combines practical features with a comfortable layout, making it an excellent choice for families or those seeking a peaceful retreat in the heart of Reydon.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

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

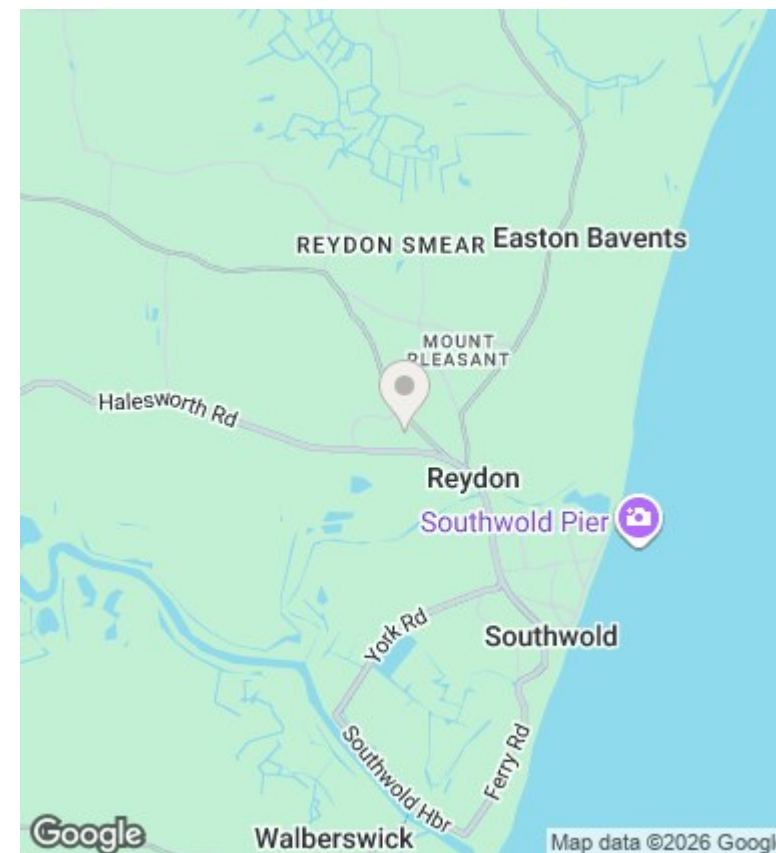
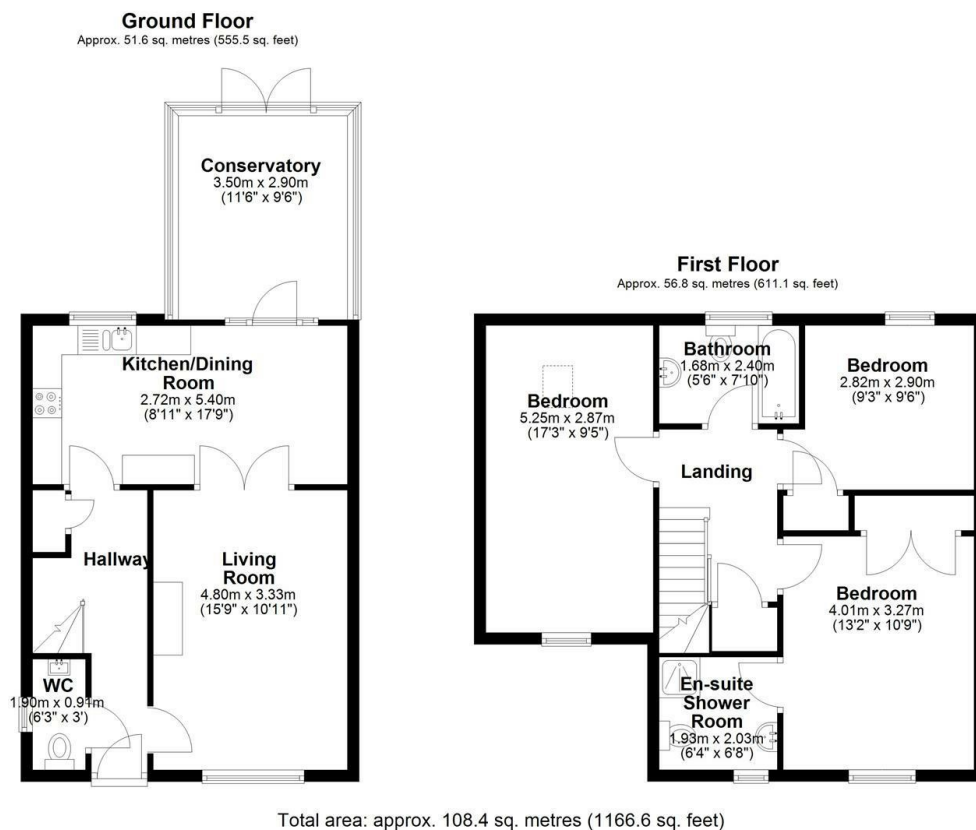
Tel: 01502 722253 Ref: 20800/RDB.

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.





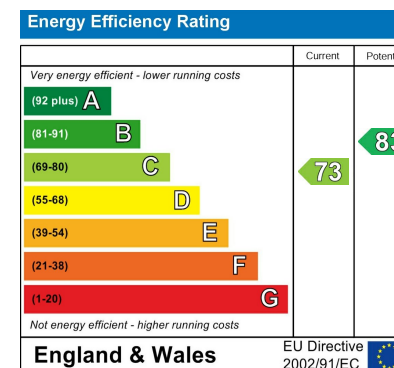


Conveyancing, Surveys & Financial Services

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