



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

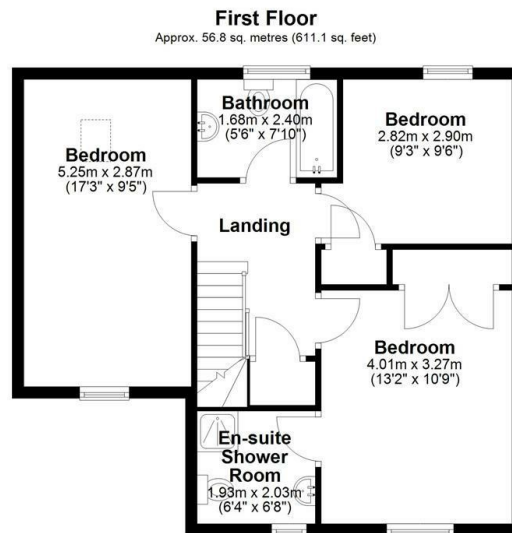
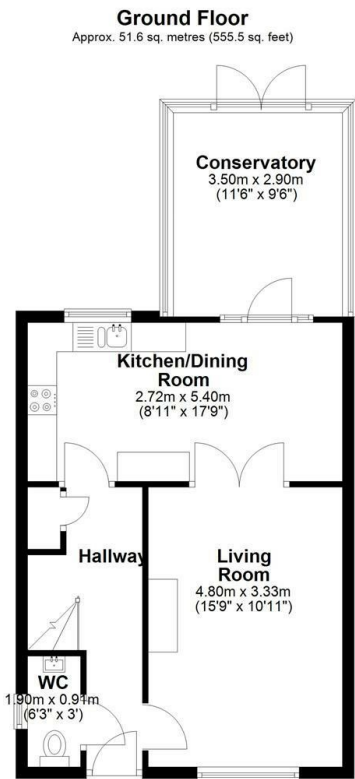
Tel: 01502 722253 Ref: 20800/RDB.

FIXTURES & FITTINGS

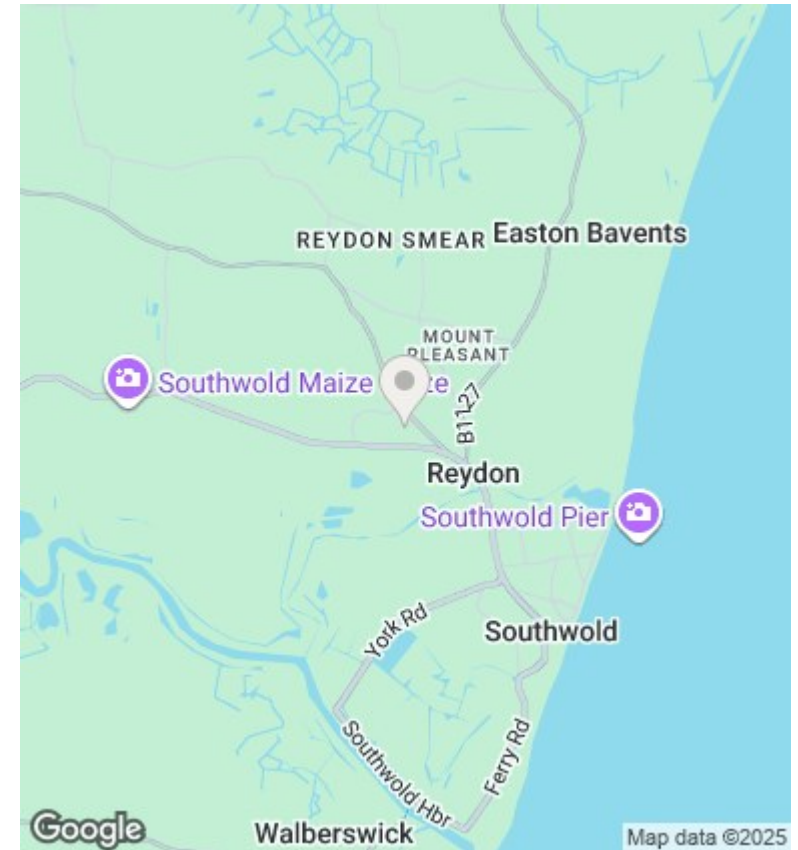
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Total area: approx. 108.4 sq. metres (1166.6 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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	73	
(55-68)	D		
(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