



Reydon, Suffolk

Guide Price £400,000

- Large sitting/dining room
- Garden
- Double glazing
- Rental guide price: £1,150 pcm
- Wood burner
- Garage
- Walking distance to Southwold
- Kitchen/breakfast room
- Gas central heating
- EPC - D

Covert Road, Reydon

A spacious individual detached bungalow situated in an elevated position in this popular coastal village one mile from Southwold.



Council Tax Band: D



DESCRIPTION

A spacious individual detached bungalow having been extended by the current owners to create this appealing and well presented home standing in an elevated position over looking Covert road in this most popular of Suffolk coastal villages within walking distance of Southwold and the beach. The accommodation with gas central heating and double glazing features entrance hall, large L- shaped sitting and dining room with recessed fireplace housing wood burning stove and two sets of French doors opening to the rear patio. A well proportioned kitchen/breakfast room overlooks the front garden and has a side access door. The three double bedrooms are well proportioned and served by separate bath and shower rooms. Outside; sloping gardens and steps rise to paved pathways leading to the front and side entrance doors. To the rear a wrap around paved patio to side and rear. Provides ample seating and alfresco dining areas screened by hedgerow and fencing. Further steps lead past the garage Lawn garden and mature shrubs. Accessed from Elliot Avenue a driveway provides off road parking and detached garage.

LOCATION

Situated in the centre of the village of Reydon just one mile from the renowned coastal town of Southwold which occupies a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Set around numerous greens the town offers an excellent range of shops, golf and sailing clubs and unique small cinema. Reydon has two general stores, an excellent hotel/public house and well established bowls club. The surrounding area is renowned for its beautiful countryside and coastline.

ACCOMMODATION

ENTRANCE HALL

Cloaks cupboard. Utility cupboard with plumbing for washing machine and gas fired central heating boiler. Loft access.

SITTING/DINING ROOM

Windows overlooking the front. two sets of French doors opening to the patio to rear. Recessed fireplace with wood burning stove.

KITCHEN/BREAKFAST ROOM

Fitted with range of base and wall cupboards. Work surfaces with single drainer sink unit and mixer tap, tiled surrounds. Concealed fridge and freezer. Side entrance door, windows to front and side.

BEDROOM

Window to rear.

BEDROOM

Window to rear.

BEDROOM

Window to side.

BATHROOM

White suite comprising jacuzzi style panel bath, mixer tap and handheld shower. Pedestal hand basin and W.C. Opaque window, tiled floor.

SHOWER ROOM

White suite comprising tiled shower cubicle and W.C, opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D. Details can be obtained from the East Suffolk Council.

VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20275/RDB.

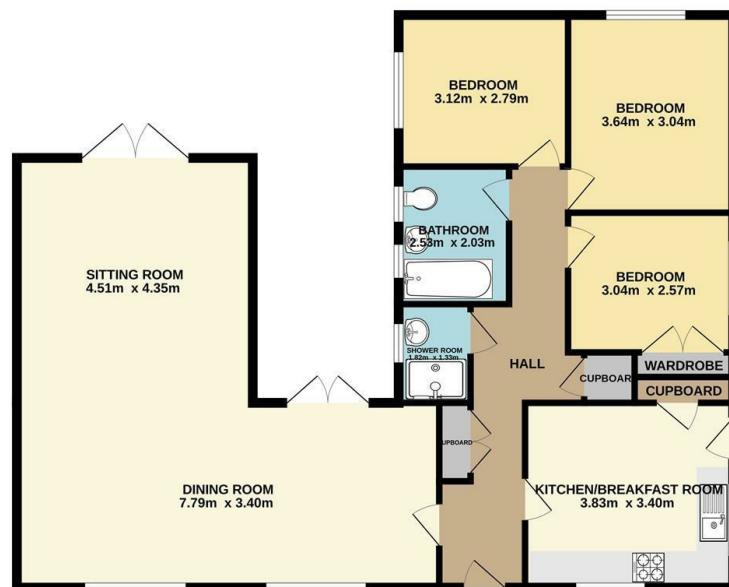
FIXTURES & FITTINGS

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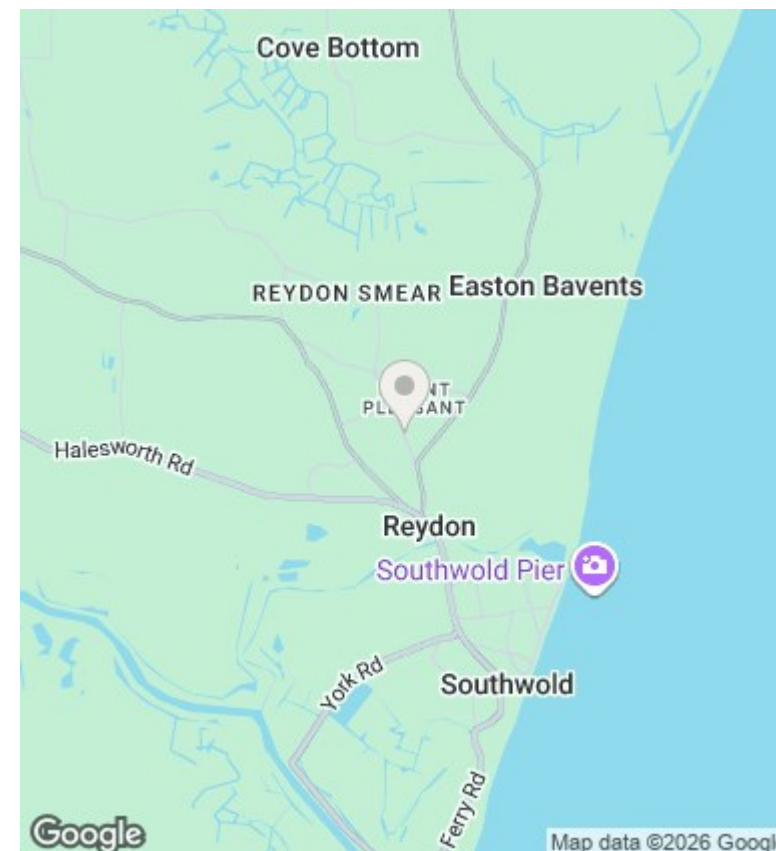




GROUND FLOOR
108.5 sq.m. approx.



TOTAL FLOOR AREA: 108.5 sq.m. APPROX.
While 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with floorplan 2003

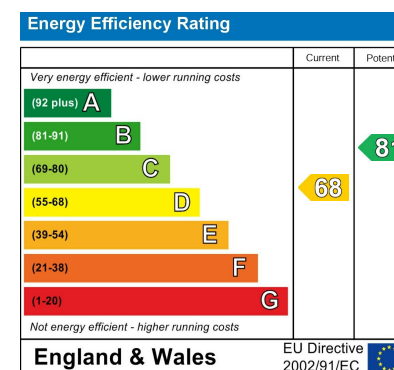


Conveyancing, Surveys & Financial Services

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