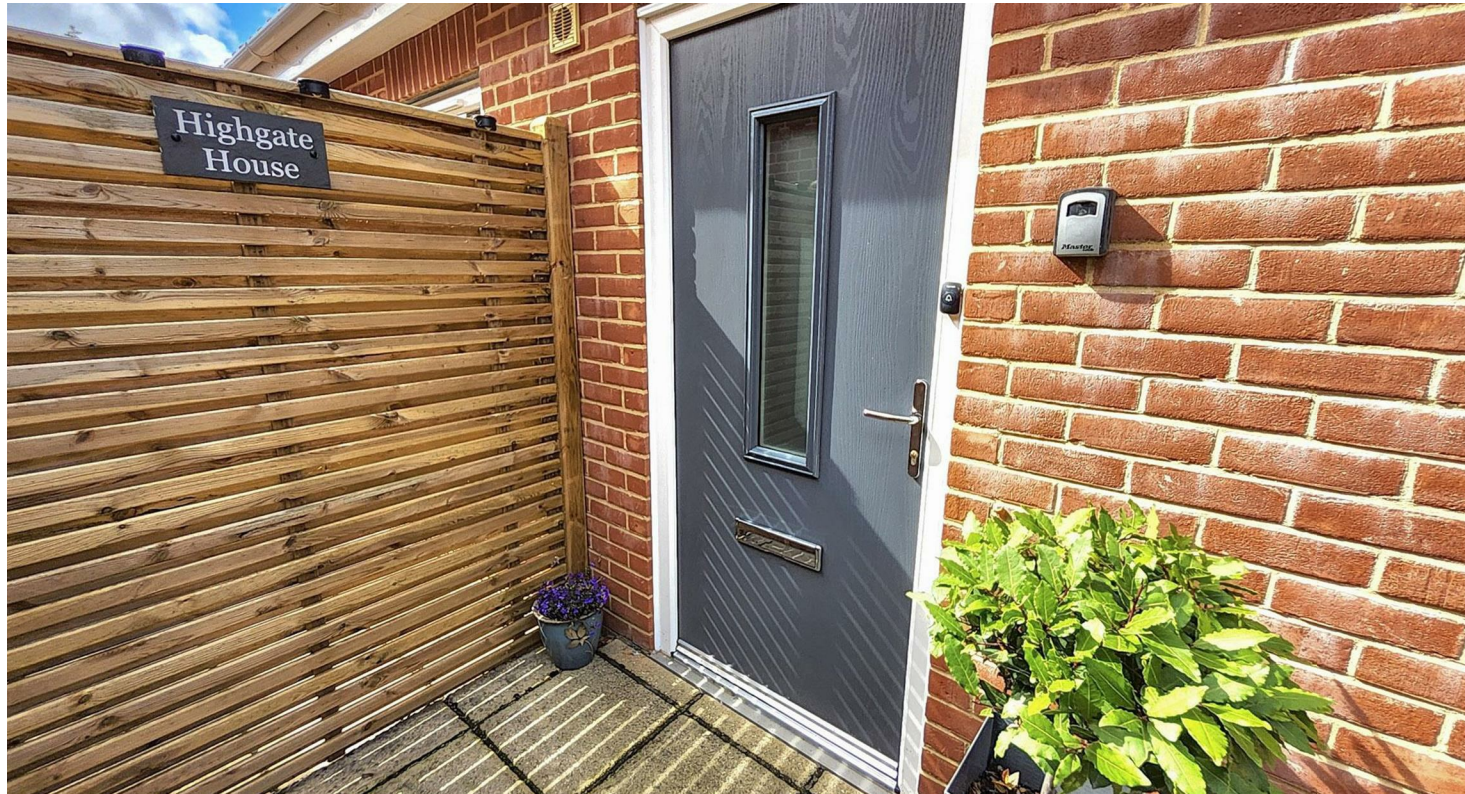




Reydon, Suffolk

Guide Price £400,000

- Immaculate Detached Chalet
- South Facing Garden
- Downstairs Shower Room & Upstairs Bathroom
- EPC - C
- Three Bedrooms
- Walking Distance to Southwold
- Conservatory
- Driveway for Multiple Vehicles
- Utility Room
- Double Glazing

Mount Pleasant Road, Reydon

An immaculately presented detached chalet style home situated in the coastal 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.



Council Tax Band:



DESCRIPTION

A modern detached chalet bungalow situated in the popular location close to the village shop and in walking distance of Southwold. Block paved area provides off road parking with a gate to one side of the property leading to a secure, private garden. The well presented accommodation with double glazing and gas central heating features; entrance hall, study/ground floor bedroom with adjacent shower room. A spacious sitting room overlooks the garden and open into a conservatory. The kitchen has a smart range of kitchen units and utility space with side door to the garden. To the first floor there are two double bedrooms and a family bathroom.

GROUND FLOOR

ENTRANCE HALL

A bright and welcoming entrance hall featuring a staircase. Oak doors lead from the hall to the kitchen, living room, downstairs bedroom and shower room. Beneath the stairs, a neatly integrated cupboard offers convenient storage.

KITCHEN with UTILITY ROOM

This well-equipped kitchen features a range of fixed base and wall cupboards, oak work surfaces with a Redginox composite drainer sink, and tiled surrounds. It includes a fitted Bosch electric double oven, Bosch induction hob and cooker hood above. A window to the front elevation provides natural light.

An adjacent utility room offers additional fitted base units, a work surface with single drainer sink, and plumbing for a washing machine and tumble drier. A side entrance door provides access to the garden.

LIVING ROOM

A spacious living room featuring a large window overlooking the garden, allowing plenty of natural light. Sliding patio doors open directly onto conservatory, creating a seamless space, ideal for entertaining or relaxing.

CONSERVATORY

A light-filled conservatory with newly laid Karndean flooring offering views of

the garden, ideal for year-round enjoyment. Double doors open onto the outdoor space, providing easy access and a natural flow between indoors and out.

BEDROOM/STUDY

A downstairs bedroom offering flexibility for guests, family use, or as a home office with easy access to ground floor amenities.

SHOWER ROOM

A newly renovated ground floor shower room finished to a high standard, featuring a modern shower, vanity unit with basin and W.C. Contemporary fixtures, and stylish tiling throughout.

FIRST FLOOR

A bright landing area enhanced by a roof light. Useful eaves storage is neatly integrated, providing practical and discreet storage solutions.

PRINCIPAL BEDROOM

A principal bedroom featuring a window that offers pleasant views and natural light. Tastefully decorated, it provides a comfortable and relaxing retreat.

BEDROOM

A generous second double bedroom benefitting from walk in eaves storage cupboard and both a window and a roof light, creating a bright and airy atmosphere. Well-sized and versatile, ideal for guests or family use.

BATHROOM

A family bathroom featuring a modern white suite, including a bath with overhead shower, vanity unit with hand basin, and W.C. Finished in a clean, contemporary style for a fresh and inviting feel.

OUTSIDE

A lovely south-facing garden enjoying plenty of sunlight throughout the day. Well-positioned for outdoor relaxation or entertaining, with ample space for seating, planting, or family activities

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains water, gas and electricity.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

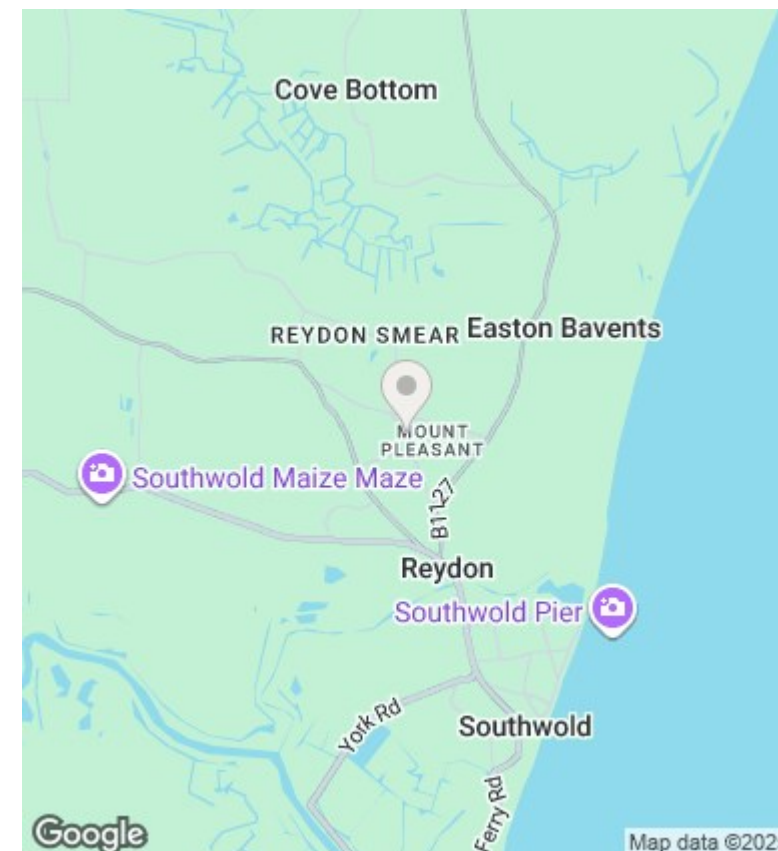
Tel: 01502 722253 Ref: 20940/RDB.

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 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		85
(69-80) C	72	
(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