

1 The Drive
Reydon
Southwold
IP18 6PN



1 The Drive

Guide Price £375,000

The detached home close to the sea...

Nestled in a leafy prime location, moments from the highly sought-after coastal town of Southwold, 1 The Drive in Reydon, presents a brilliant opportunity for anyone seeking a welcoming and charming home, or potentially a lucrative rental/holiday let. This delightful property boasts off-street parking, a walled garden, and spacious versatile accommodation within.

Upon entering the property, you are greeted by an expansive, light-filled, open-plan kitchen and dining area, perfectly designed for family gatherings and entertaining.

The bright kitchen layout creates an ample and sociable space, featuring essential appliances including a built-in oven, hob, microwave cabinet, and slimline dishwasher, complimenting ample attractive storage. Beautifully finished, coastal-inspired cabinetry creates an elegant divide between the kitchen and dining area, while maintaining the natural connection and flow between the two spaces. The generous/attractive dining area is also naturally illuminated by large windows flooding the space with light.

From the dining area the utility room is conveniently accessed, with a washing machine, tumble dryer and storage, alongside the downstairs shower room with a walk-in shower, WC, and hand wash basin. Through the utility room is Bedroom 3, which presents a very large, dual-aspect room ideal for family or guests, with the potential to function as a guest suite given its proximity to the shower room, and additional separate entrance via the sunroom.

Transitioning from the dining area to the lounge, you'll find charming folding doors, allowing a seamless flow between spaces for entertaining, or when closed, to enjoy a cosy atmosphere. The generous L-shaped design of the lounge allows abundant room for furniture or a different layout suit your family's needs. Large French doors then lead directly the garden. Not only allowing floods of natural light, but easy access out of the lounge onto the patio for al fresco dining, and to relax in the garden.

Upstairs, the property continues to impress with a spacious landing that leads to two well-proportioned bedrooms. The main bedroom is exceptionally large, comfortably accommodating a king-size bed, cabinets, built-in wardrobes and shower. This could potentially be reconfigured into an ensuite, maximising the space's usability. Entering the room, is a separate large dressing area with more built-in wardrobes. The second bedroom is another generous space with built-in storage and a pleasant outlook to the front. With a well-appointed bathroom upstairs comprising a 3-piece suit offering a bathtub with shower over, W/C, and hand wash basin with cabinet storage.

Step outside to enjoy a landscaped walled garden space, complete with a feature wall and mature planting. The large patio area is perfect for entertaining or lounging in the sunshine, with plenty of scope for further development to create your personal oasis. The garden is also accessible through an attractive, tall, high-quality gate within the wall. This provides seclusion and practicality when bringing in larger items or equipment.

Agents notes...

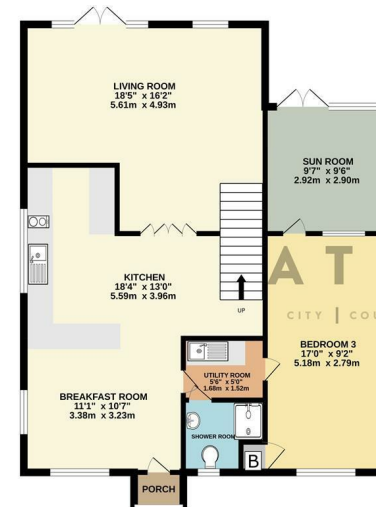
A pre-recorded walkaround tour is available - Council Tax Band D

Local Authority East Suffolk
Council Tax Band D
EPC Rating D



GROUND FLOOR
932 sq ft. (86.6 sq.m.) approx.

1ST FLOOR
454 sq ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq ft. (128.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the purchaser's information only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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