



Reydon, Suffolk

Guide Price £475,000

- Extended Family Home
- Large Open Plan Living/Kitchen/Dining Room
- Three Double Bedrooms
- No Onward Chain
- Integral Garage
- Cloak & Utility Rooms
- Gas Central Heating & Double Glazing
- Landscaped Garden
- EPC - D

Hillfield Court, Reydon

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.



Council Tax Band: C



DESCRIPTION

A linked detached family home having been extended to provide spacious living accommodation overlooking a green is this convenient location in the centre of the village and within walking distance of Southwold. The well planned accommodation with gas central heating and double glazing comprises entrance hall, sitting room with gas fire and double doors opening into a large kitchen/dining/living space with raised breakfast bar and French doors opening into the attractive landscaped secluded garden enjoying a southerly aspect. A useful utility room has a larder cupboard and connects directly into the garage which has an electric roller entrance door. A cloakroom completes the ground floor accommodation. On the first floor the property has three well proportioned double bedrooms, family bathroom and the principal bedroom has an en-suite shower room.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor. Window to side elevation.

SITTING ROOM

Window to front overlooking the green. Fireplace with gas fire and painted timber mantle and surround. Double doors open to:

KITCHEN/DINING ROOM

Fitted a range of base and wall cupboards, work surfaces with tiled surrounds and single drainer sink unit. Fitted electric oven and gas hob with stainless steel cooker hood over. Concealed fridge/freezer. A raised wood block breakfast bar separates the kitchen and seating areas. To the rear a sloping ceiling has two double glazed roof lights, window and French doors open to the garden. Tiled floor.

UTILTY ROOM

Fitted base and wall units with single drainer sink unit and flex mixer tap. Tiled surrounds. Plumbing for washing machine and space for tumble dryer. Window to rear. Connecting door to integral garage. Tiled floor which continues in the larder cupboard and:

CLOAKROOM

Suite comprising hand basin with tiled surround, W.C. Opaque window.

FIRST FLOOR

LANDING

BEDROOM

Built in wardrobe. Window overlooking the green.

EN-SUITE

Suite comprising tiled shower cubicle, hand basin and W.C. Window to front elevation.

BEDROOM

Window to front elevation, roof light to the rear.

BEDROOM

Window to rear elevation.

BATHROOM

Suite comprising panel bath with shower over, hand basin and W.C. Wall tiling, opaque window to rear.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage.

OUTGOINGS

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

VIEWING

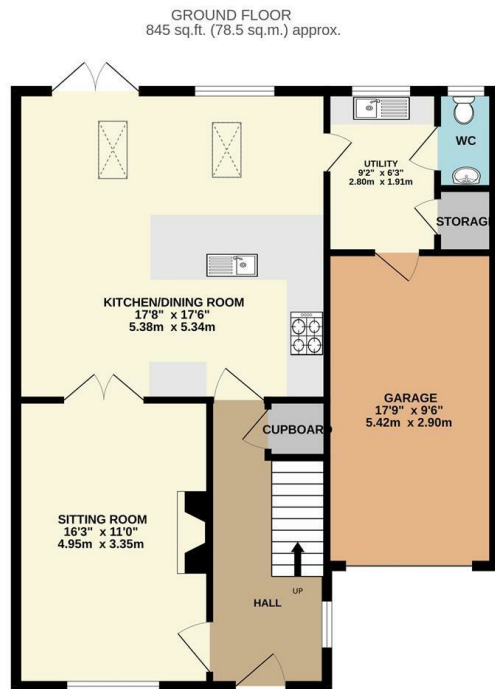
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253. Ref: 20409/RDB.

FIXTURES & FITTINGS

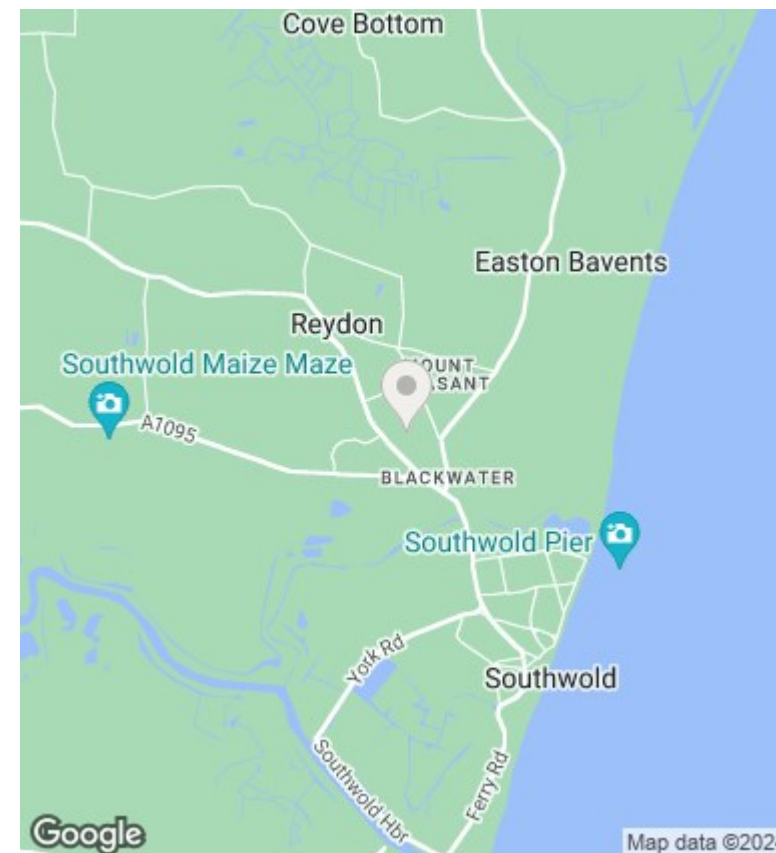
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TOTAL FLOOR AREA: 1435 sq.ft. (133.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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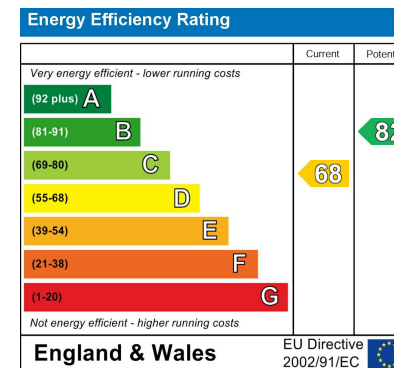


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com