



Reydon, Suffolk

Guide Price £450,000

- No Onward Chain
- Gas Central Heating
- Double Glazing
- Ensuite
- Large Private Garden
- Off-Road Parking & Garage
- Three Bedrooms
- Conservatory
- EPC - D

Evans Close, Reydon

Located at the eastern edge of Reydon within half a mile of the renowned coastal town of Southwold. Reydon has two village shops, Randolph Hotel, primary school, bowls green and is within a short stroll of the excellent range of shops and leisure facilities in Southwold. This historic coastal town is well known for its range of architecture, sandy beach, pier, working harbour, greens and common. The surrounding area is a Designated Area of Outstanding Natural Beauty forming part of the Suffolk Heritage Coast, popular for many leisure pursuits based around the coastline.



Council Tax Band: D



DESCRIPTION

A spacious individual detached bungalow standing in a peaceful cul-de-sac location at the eastern edge of the village within walking distance of the village shop, doctor's surgery and Randolph hotel. The accommodation with double glazing and gas central heating features an entrance porch opening to a large hallway leading to the sitting room/dining room with a fireplace housing a wood burning stove, Patio doors opening to the conservatory which opens to the garden. To the side the fitted kitchen has an entrance door to the driveway and to the rear are three well proportioned bedrooms. The principal bedroom has an ensuite shower room and wet room complete the accommodation. Outside a driveway provides off road parking and access to the garage via electric up and over door. The mature gardens wrap around the property screened by the shrubs and hedgerow.

ACCOMMODATION

ENTRANCE PORCH

Glazed door to:

HALLWAY

Built in airing cupboard and cloaks cupboard.

SITTING/DINING ROOM

Brick fireplace with wood burning stove. Window to front aspect.

CONSERVATORY

French doors open to the garden.

KITCHEN

Range of fitted base and wall cupboards, work surfaces and tiled surround. Single drainer sink unit. Fitted electric double oven and

gas hob. Plumbing for washing machine and dishwasher. Window and door to driveway.

BEDROOM

Windows overlooking the garden.

ENSUITE

Suite comprising shower, hand basin and W.C.

BEDROOM

Windows overlooking the garden.

BEDROOM

Window to rear.

WET ROOM

Floor drain shower, hand basin and W.C.

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: 20365/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

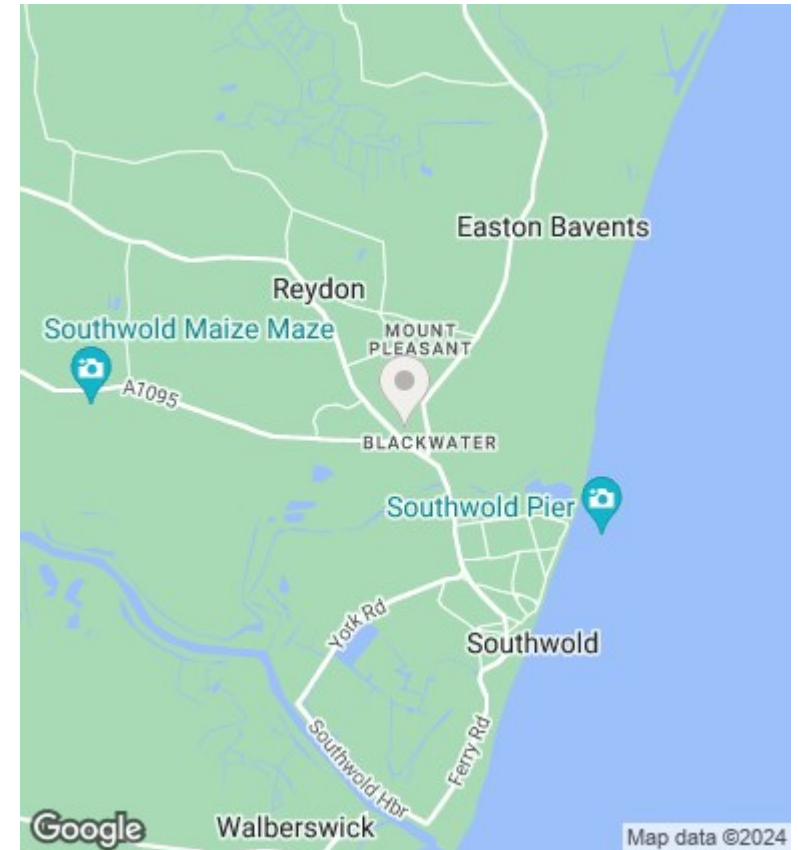
photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished 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.







TOTAL FLOOR AREA: 110.5 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 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 is given in respect of their operation or efficiency on the plan.
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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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