



Reydon, Suffolk

Guide Price £489,000

- Close to Countryside and Coast
- Wood Burning Stoves
- Large Garden Overlook Fields
- Double Glazing
- Stylish Kitchen
- Off Road Parking with Front Driveway
- Gas Central Heating
- Elegant Bathroom
- EPC - D

Wangford Road, Reydon

An extended and greatly improved semi-detached cottage with spacious and versatile accommodation, standing at the edge of the village allowing easy access to the countryside and coastal walks in this beautiful part of East Suffolk. Reydon is 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 a 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 pretty and greatly improved semi detached cottage which has been extended and refurbished creating a most desirable family home, situated at the edge of one of the Heritage Coast's most popular villages. The well planned accommodation with double glazing, new boiler and gas central heating features; entrance door to a sitting room with wood burning stove. The living room and dining room opens at one end via tri-fold doors to a large paved patio and the garden which borders a pony paddock to the rear. A reception room with fireplace fitted with a wood burning stove over looks the garden and is currently utilised as a bedroom. A stylish fitted kitchen which includes fitted appliances and a breakfast bar between the kitchen sitting room. A rear hallway offers excellent storage/cloaks hanging space and entrance door to the rear garden. A utility room / W.C completes the ground floor accommodation. On the first floor the property has three well-proportioned bedrooms fitted with new carpets, and a spacious re-fitted bathroom complete with bath and separate shower. To the front, School Cottage has a tarmac off road parking for three cars. Gate opens to a wide paved patio. The gardens are a particular feature and enjoy a southerly aspect. Predominately laid to lawn screened by a variety of shrubs, new fencing to the front boundary with pony paddocks to the rear.

ACCOMMODATION

SITTING ROOM

Staircase to first floor with storage cupboard. Oak flooring, fireplace fitted with wood burning stove, cabinet and shelf to one side. Double glazed window to front.

LIVING ROOM / DINING ROOM

Oak flooring, exposed ceiling timbers, ceiling down lighting and tri-fold doors opening to the garden. Oak flooring.

RECEPTION ROOM / BEDROOM FOUR

Double aspect with double glazed windows to front and side. Fireplace with wood burning stove.

KITCHEN

Fitted with Shaker style range of base and wall units, wood block work surfaces, butler sink with mixer tap. Integrated appliances include fitted electric oven, gas hob with extractor hood. Breakfast bar separating kitchen and dining room. Double glazed window to rear. Tiled floor.

REAR HALL

Storage/cloaks hanging cupboard. Door to rear porch.

UTILITY ROOM

Work top, plumbing for washing machine, W.C.

FIRST FLOOR LANDING

Latch doors to bedrooms. Built in airing cupboard.

BEDROOM ONE

Newly fitted carpet. Two double glazed windows to rear.

BEDROOM TWO

Newly fitted carpet. Double glazed windows to front and side.

BEDROOM THREE

Newly fitted carpet. Double glazed window to front.

BATHROOM

A stylish re-fitted bathroom with tiled walls and floor. White suite with panel bath, walk-in shower, hand basin with mixer tap and storage below, W.C. Two double glazed windows.

OUTSIDE

Driveway providing off road parking. A gate opens to the paved patio, ideal for alfresco dining and overlooking pony paddocks to the rear. Greenhouse and shed.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains gas, electricity water and drainage.

VIEWING ARRANGEMENT

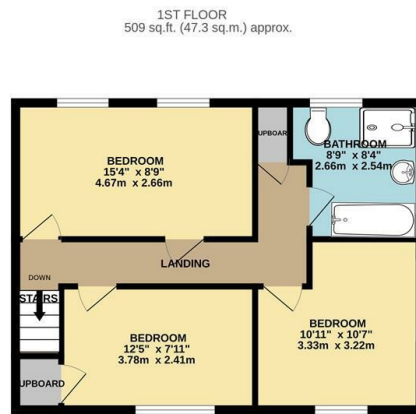
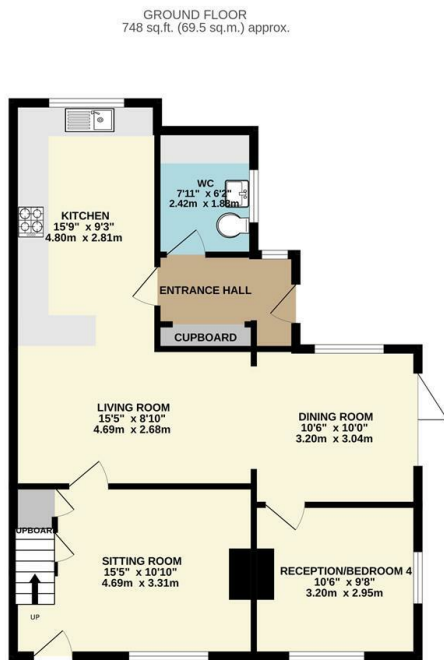
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20541/RDB.

FIXTURES & FITTINGS

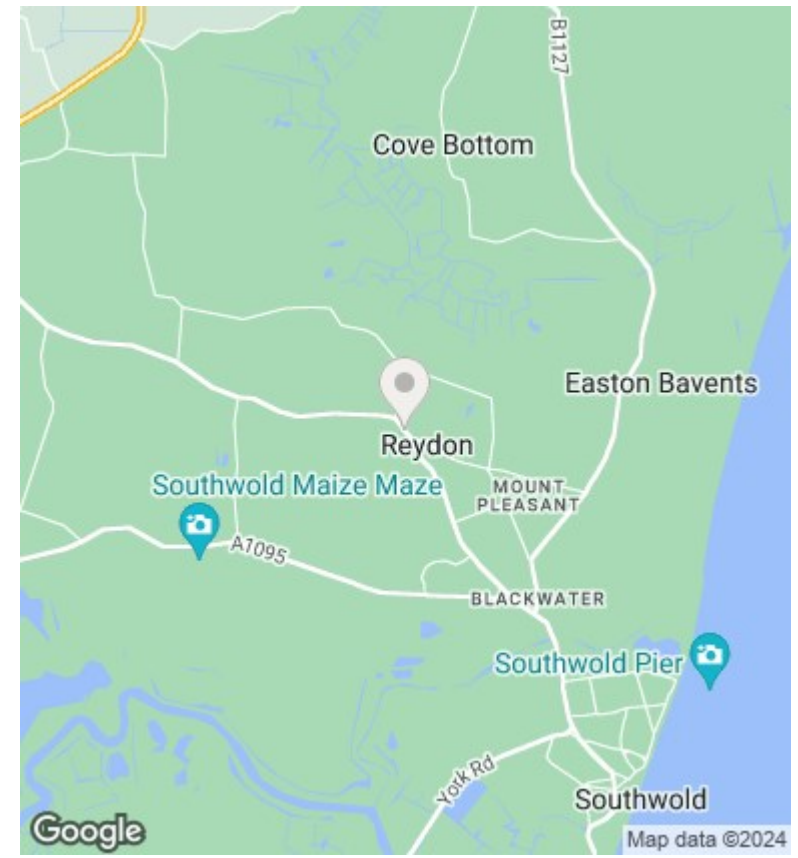
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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: 1257 sq.ft. (116.8 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.
 Made with Metropix ©2024

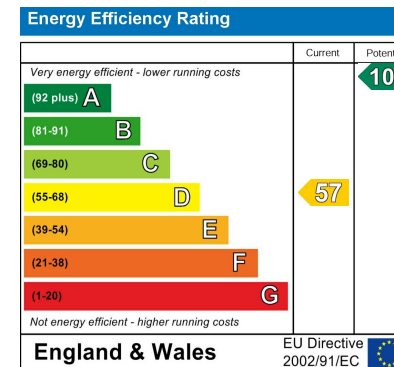


Conveyancing, Surveys & Financial Services

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