



## Reydon, Southwold

Guide Price £550,000

- Four Bedrooms
- Attractive Landscaped Garden
- Re Fitted Shower Room
- EPC - C
- Village Centre
- Detached Double Garage
- Gas Central Heating
- Walking Distance to Southwold
- Close Doctors Surgery and Pub
- Double Glazing

# Shearwater Way, Reydon

A Georgian style, modern detached family home situated just off of Jubilee Green in the heart of the village of Reydon. Located about one mile from the renowned coastal town of Southwold, Reydon boasts a number of local amenities, including; primary school, healthy living centre/doctors surgery, two general stores, bowls clubs and the splendid Randolph Hotel. Situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Reydon is within walking distance of the renowned coastal town of Southwold. With its sandy beach, promenade with colourful beach huts, famous pier and High Street with an eclectic range of boutique and High Street shops, the surrounding area is renowned for its coastline and countryside pursuits.



Council Tax Band: E



## DESCRIPTION

An attractive and well presented modern Georgian style detached family house, situated in a cul-de-sac position adjacent to Jubilee Green in the heart of the village of Reydon. This elegant property with brick elevations below pitched and hipped slate covered roofs, features well planned accommodation including a detached double garage and off-road parking. The spacious entrance hall leads to; cloakroom; study/family room overlooking the front garden; sitting room with casement doors to the garden and fireplace; spacious kitchen/breakfast room, fitted with a stylish range of kitchen units and a separate utility room with side entrance door, leading to a walled and paved courtyard with southerly aspect which has an access gate to the driveway and leads to the rear garden. To the first floor is the a spacious principal bedroom, with built-in wardrobes and an en-suite shower room. There are three further bedrooms, all featuring with built-in wardrobes. A recently re-fitted shower room completes the accommodation. Outside, a wide driveway provides off road parking and access to the detached double garage. The partly walled rear garden enjoys a westerly aspect and has been landscaped to include varied paving, pathways and a paved patio area with flower borders, circular lawn and pergola. To the rear of the garage is a large timber garden store.

## ACCOMMODATION

### ENTRANCE HALL

Tiled floor. Staircase to first floor. Cloaks cupboard.

### STUDY / FAMILY ROOM

Double glazed sash window to front.

### CLOAKROOM

White suite comprising hand basin and WC.

### SITTING ROOM

Double glazed windows and door to garden.

## KITCHEN / BREAKFAST ROOM

Tiled floor. Fitted with a stylish range of kitchen units with worktops, drawers and cupboards below and matching wall cupboards. Integrated electric oven and gas hob with extractor hood over. Double glazed window overlooking the garden.

## UTILITY ROOM

Worktop with single drainer sink unit and cupboard below, plumbing for washing machine. Door to side courtyard.

## FIRST FLOOR LANDING

Built-in airing cupboard. Access to roof space.

## PRINCIPAL BEDROOM

Two double glazed sash windows to front. Built-in wardrobe and store cupboard.

## ENSUITE

White suite with tiled shower cubicle, hand basin and W.C. Opaque double glazed window.

## BEDROOM TWO

Double glazed sash window to front. Built-in wardrobe.

## BEDROOM THREE

Double glazed window to rear. Built-in wardrobe.

## BEDROOM FOUR

Double glazed window to rear. Built-in wardrobe.

## BATHROOM

Recently re-fitted with a new suite with shower cubicle, overhead and handheld showers with aqua board surround, hand basin with storage below and W.C. Tiled surround. Opaque double glazed window.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## 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](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20650/RDB.

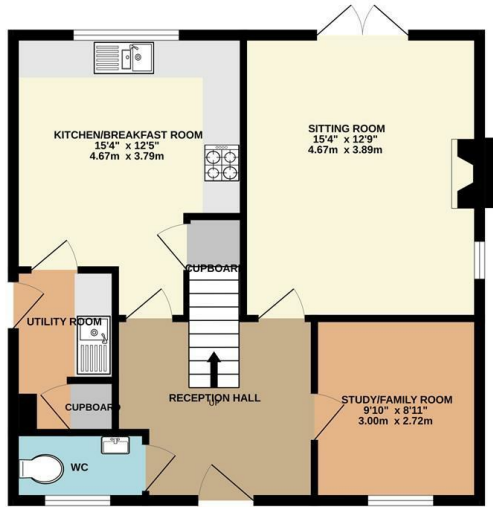
## FIXTURES & FITTINGS

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.

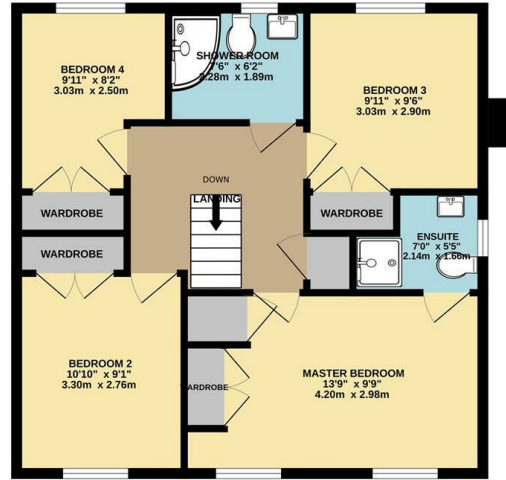




GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.

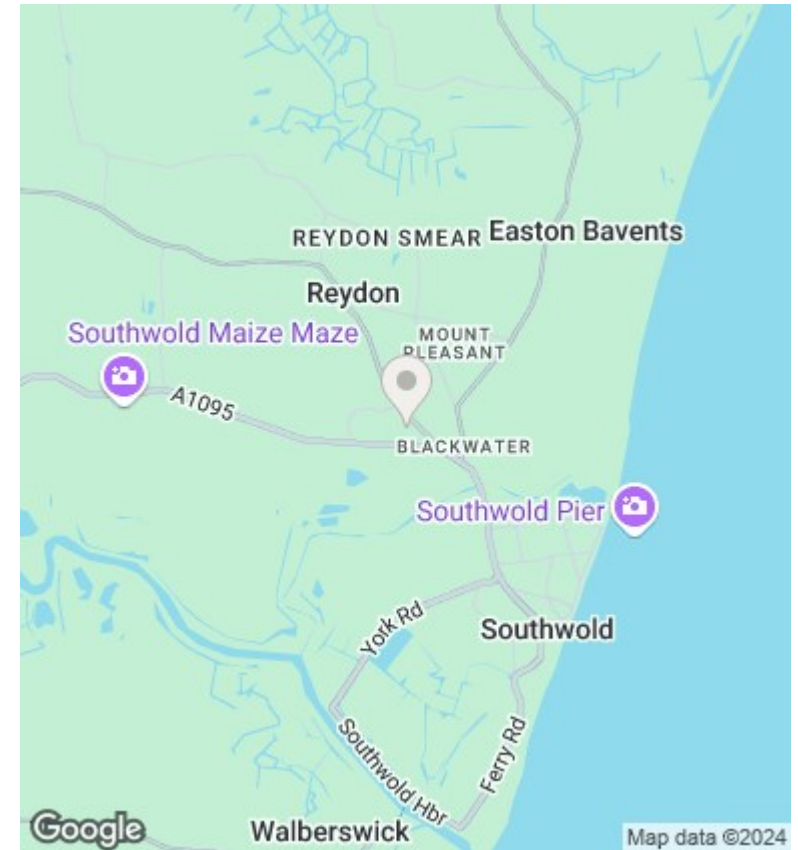


1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	78	
(69-80)	C		
(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](http://www.epcregister.com)