



Reydon, Southwold, Suffolk

Guide Price £750,000

- Unique and High Quality New Home
- Stylish Bathroom suites
- Porcelain tiles patios & footpaths
- High level of Energy Efficiency
- 3 Well Proportioned Bedrooms
- Private gardens
- Stunning kitchen with Integrated Appliances
- Air Source heat pump & under floor heating
- Surveyors 10 year guarantee.

Hillfield Court, Reydon, Southwold

A new build detached bungalow of exceptional design and specification situated in a secluded location the centre of the village. 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:



nt (NE) Elevation

ACCOMMODATION

ENTRANCE HALL

Havwoods engineered oak flooring.

Internal “Deanta Malmo” pocket oak doors with black door furniture throughout.

UTILITY

“Chicago” grey units, Quartz white “Calcutta Oro” work surfaces with plumbing for washing machine and space for tumble drier.

CLOAKROOM

White sanitary wear.

LIVING ROOM

Havwoods engineered oak flooring.
Double glazed Aluminium and softwood composite sliding doors to rear terrace.

KITCHEN/DINING ROOM

“Chicago” concrete effect grey kitchen units incorporating Neff appliances and Quartz white “Calcutta Oro” work surfaces, inset sink with tri flow tap. Island with breakfast bar and ceramic hob. Large electric controlled skylight over the island.
Double glazed Aluminium and softwood composite triple sliding doors to terrace.
Havwoods engineered oak flooring.

HALLWAY

Double glazed Aluminium and softwood composite deep window and sliding doors to rear terrace.

Havwoods engineered oak flooring.

BEDROOM

Neutral coloured carpet. Double glazed Aluminium and softwood composite sliding doors to rear terrace

ENSUITE SHOWER ROOM

Fully tiled floor and walls with white sanitary wear. Heated Illuminated mirror above basin with shaver point. Heated towel rail.

BEDROOM

Neutral coloured carpet. Built in wardrobe.

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Neutral coloured carpet. Built in wardrobe.

BATHROOM

Fully tiled floor and walls with white sanitary wear. Heated Illuminated mirror above basin with shaver point. Heated towel rail.

OUTSIDE

Block paved driveway, porcelain tiled patio areas and pathways, outside lighting and recessed LED lighting to kitchen overhang.

STORE/PLANT ROOM.

Gardens to be grass seeded.

TENURE

Freehold

OUTGOINGS

Council Tax to be assessed

SERVICES

Mains electricity, water and drainage.

Grant 10KW Air source heat pump providing underfloor heating .

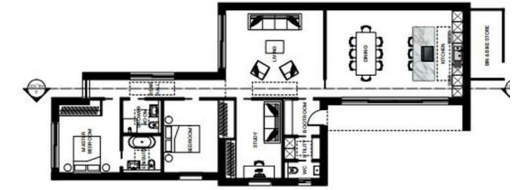
VIEWING ARRANGEMENTS

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

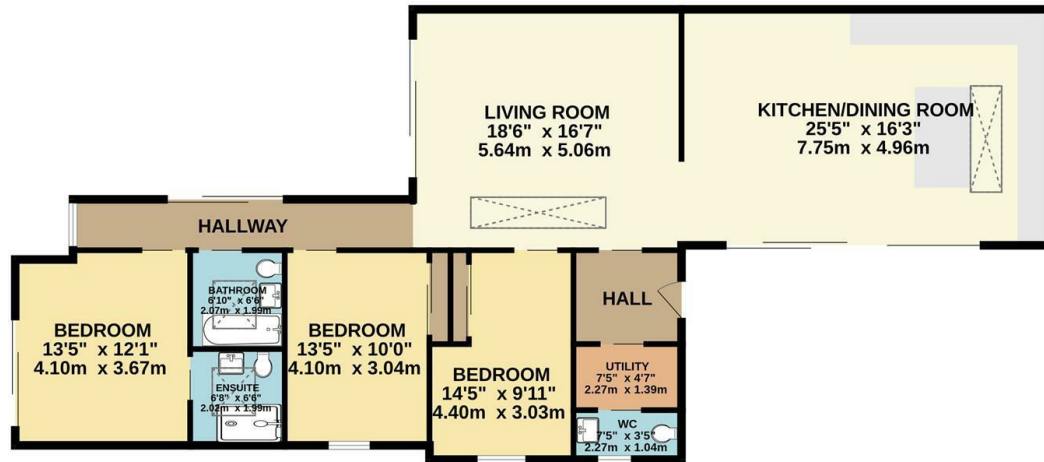
FIXTURES & FITTINGS

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.

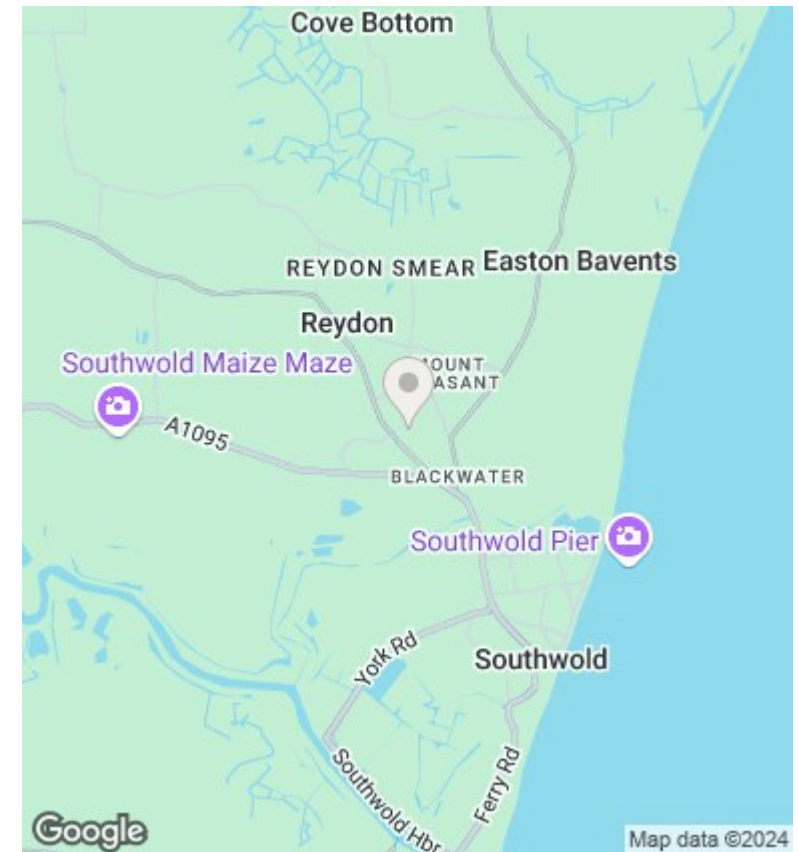




GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		73	
(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