



Reydon, Suffolk

Guide Price £325,000

- Popular Coastal Village
- Open Plan Living
- West Facing Garden
- Close Village Shop
- Gas Central Heating
- EPC - C
- Three Double Bedrooms
- Double Glazing

Queens Road, Reydon

A spacious individual three bedroom semi detached house with open plan living accommodation. Queens Road is situated towards the eastern edge of the village, about one mile from the renowned coastal town of Southwold. Reydon has two village shops, the excellent Randolph Hotel, primary school, bowls green, healthy living centre and doctors surgery. The historic coastal town of Southwold is well known for its sandy beach, pier, working harbour, greens and wide open spaces of the common. The surrounding countryside is a designated Area of Outstanding Natural Beauty forming part of the Suffolk Heritage Coast.



Council Tax Band: C



DESCRIPTION

A particularly spacious individual three bedroom semi-detached house situated in a private road at the edge of this ever popular coastal village. The well planned accommodation, with gas central heating and double glazing, includes entrance hall with cloakroom, large open plan kitchen/dining room fitted with a stylish range of kitchen units and opening into a well proportioned living room with windows and French doors opening onto a rear garden which enjoys a westerly aspect. Off a spacious landing the property has three double bedrooms and a bathroom with white suite including a "P" shaped shower/bath. At the front of the property is an open plan lawn and block paved driveway, covered storage area with side covered passageway leading to the rear garden and patio with raised border to either side, timber and glazed summerhouse/store and a fitted trampoline!

ACCOMMODATION

ENTRANCE HALL

Tiled floor. Staircase rising to first floor.

CLOAKROOM

White suite comprising close coupled W.C. and handbasin. Tiled floor.

KITCHEN/DINING ROOM

Stylish range of kitchen units including worktops with drawers and cupboards below and matching wall cupboards. Integrated electric oven, hob. Inset single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbing for washing machine and dishwasher. Double glazed window overlooking the front. Wide opening to:

LIVING ROOM

Double glazed window and French doors opening into the garden.

FIRST FLOOR

LANDING

Built-in shelved cupboard.

BEDROOM

Two double glazed windows to the front.

BEDROOM

Double glazed window to rear.

BEDROOM

Double glazed window to rear. Built-in wardrobe.

BATHROOM

Double glazed roof light. White suite comprising "P" shaped bath with shower, pedestal handbasin and close coupled W.C. Ceiling downlighting. Extractor fan.

OUTSIDE

Block paved driveway providing off-street parking adjacent to an open plan lawn. Hand gate to small paved area with covered bike storage and an enclosed side passageway offers further storage and leads to a fenced rear garden which is laid to lawn with raised borders fenced storage area and timber garden store/summer house.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage are available.

AGENTS NOTE

Queens Road is an unmade road and liability for maintenance may arise.

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: 20562 /RDB

FIXTURES & FITTINGS

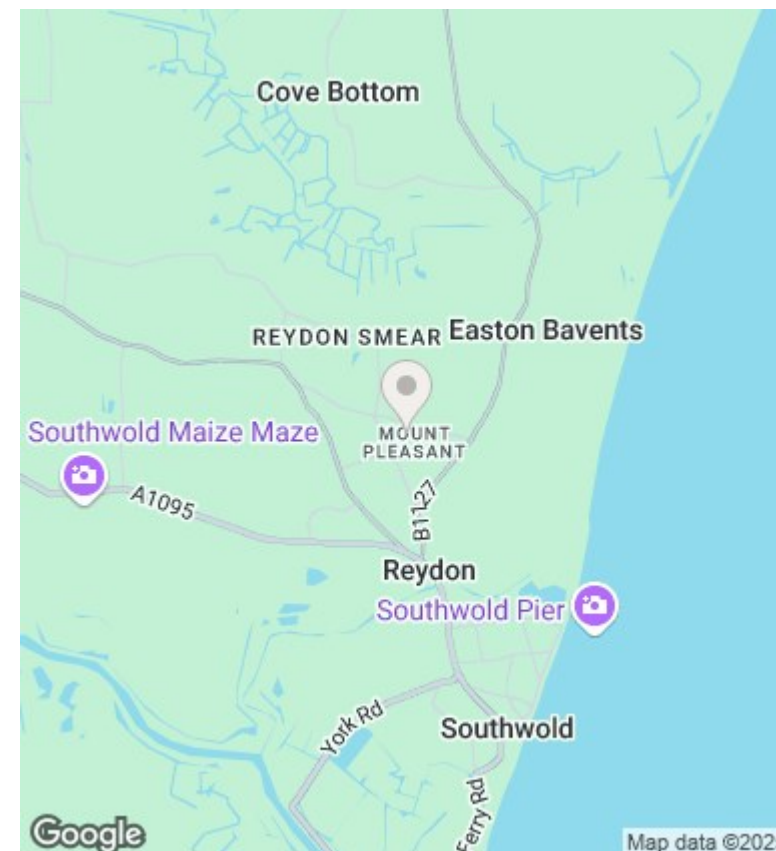
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TOTAL FLOOR AREA: 92.8 sq.m. approx.
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Conveyancing, Surveys & Financial Services

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