



16 THE DRIVE
REYDON, IP18 6PN



This property has been recently renovated to create a fantastic family home, situated in a popular coastal village

Durrants are pleased to offer to the market this fantastic and spacious 3 bed roomed home in the popular village of Reydon, within walking distance from the coastal town of Southwold. It is well presented, having recently been redecorated throughout, with a newly fitted kitchen and refurbished upstairs bathroom. It is complete with a garage and off-road parking and is close to local amenities. It would make a wonderful family home or ideal holiday home on the coast. To fully appreciate this property, viewings are highly recommended.

You enter the property via a convenient entrance hall with W/C. Leading on from the entrance hall is the large living room with windows looking over the rear garden and finished with a conservatory located off the living room to the right-hand side. The conservatory provides direct access to the garden. The ground floor is completed with a good sized open-plan Wren Kitchen/Diner with a 24 year Woodpecker flooring warranty. Fitted with a range of wall and base units with work surfaces over, sink unit with mixer tap over, built-in

oven and gas hob with extractor fan over, plumbing for a washing machine and dishwasher and plenty of space for a fridge. Stairs to first floor landing lead to three double bedrooms with the principal bedroom being a very good size and integrated storage. The family bathroom completes the first floor accommodation.

The property additionally benefits from off road parking and garage. The enclosed rear garden is mainly laid to lawn.

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

EPC D

TENURE- FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Band - C

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)



3

2

3



NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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CONTACT US

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