



## Reydon, Suffolk

Guide Price £400,000

- £400,000-£425,000 Guide Price
- Corner Plot with Large Garden
- Living Room with Wood Burner
- Four Bedroom Family Home
- Outbuilding and Garage with Power and Lights
- Downstairs Shower Room
- Detached Property in Reydon
- Spacious and Light Dining Room

# Barn Close, Reydon

Reydon is a popular and well-served village located just to the north of the coastal town of Southwold, offering a blend of rural charm and everyday convenience. The village provides a range of local amenities including shops, a primary school, and recreational facilities, while benefiting from excellent access to Southwold's beaches, independent shops, and renowned dining options. Surrounded by open countryside and scenic walking routes, Reydon is ideal for those seeking a peaceful village setting with the added advantage of coastal living and good transport links to nearby towns and villages.



Council Tax Band: D



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## DESCRIPTION

Situated in the popular village of Reydon, this attractive four-bedroom detached home offers generous and versatile accommodation, ideal for family living and those seeking space both inside and out. The property is entered via a welcoming front porch, leading into a spacious living room featuring a charming wood burner, creating a warm and inviting focal point. Also on the ground floor is a dedicated office space, perfect for home working or study. A large and airy dining room provides an excellent setting for entertaining, with patio doors opening directly onto the rear garden. The fully fitted kitchen is well equipped with ample storage and workspace and benefits from a further patio door, enhancing the connection to the outdoor space. Completing the ground floor is a modern shower room fitted with a WC and wash basin, adding practicality and convenience. Upstairs, the accommodation comprises four well-proportioned bedrooms arranged off a central landing, along with a family bathroom fitted with a three-piece suite. Externally, the property boasts a generous, fully enclosed rear garden, mainly laid to lawn with a patio area and plenty of space for outdoor dining, entertaining, and family enjoyment. The garden also features a garage and an additional outbuilding with power, making it ideal for summer use, hobbies, or as a work-from-home space. To the front, the property benefits from a driveway providing off-road parking and access to the garage. Offering space, flexibility, and a desirable village location, this home presents an excellent opportunity for a wide range of buyers.

## LIVING AREA & OFFICE SPACE

The living accommodation is both spacious and versatile, designed to suit modern family life. The main living room is generously proportioned and features a wood burner as an attractive focal point, creating a warm and inviting atmosphere ideal for relaxing or entertaining. Large windows allow plenty of natural light to flow through the space, enhancing its bright and comfortable feel. Complementing the living room is a separate office space, offering a quiet and practical area for home working, study, or hobbies. This flexible room adds excellent versatility to the property and is well suited to today's work-from-home lifestyle, while remaining easily accessible from the main living areas.

## KITCHEN

The kitchen is fully fitted and thoughtfully arranged to provide ample storage and workspace, making it both practical and functional for everyday use. Designed with family living in mind, it offers generous work surfaces and a well-planned layout. A patio door leads directly from the kitchen into the rear garden, allowing for plenty of natural light and providing convenient access for outdoor dining and entertaining.

## DINING ROOM

The dining room is a spacious and impressive area, ideal for family meals and entertaining. Flooded with natural light from large windows and patio doors opening directly onto the rear garden, the room enjoys a bright and airy feel throughout the day. A built-in cabinet provides both practical storage and an attractive feature, enhancing the room's functionality while maintaining a clean and elegant finish. This versatile space offers an excellent setting for both everyday dining and hosting guests.

## BEDROOMS

The first floor offers four well-proportioned bedrooms arranged off the landing, providing flexible accommodation to suit a range of needs. Each bedroom is generously sized and benefits from good natural light, making them ideal for family members, guests, or additional home working space if required. The layout allows for comfortable sleeping arrangements alongside storage, ensuring practicality without compromising on comfort.

## BATHROOMS

The property benefits from two well-appointed bath and shower facilities, offering both style and practicality. On the ground floor, there is a modern shower room fitted with a shower enclosure, WC, and wash basin, providing convenient facilities for guests and everyday family use. Upstairs, the family bathroom is fitted with a three-piece suite, offering a comfortable and functional space to serve the four bedrooms. Together, these bathrooms enhance the home's practicality and make it well suited to busy family living.

## OUTSIDE

Externally, the property offers generous and well-maintained outdoor spaces ideal for both relaxation and entertaining. The large rear garden is fully

enclosed and mainly laid to lawn, providing a safe and private environment for families, while a patio area creates the perfect setting for outdoor dining and social gatherings. The garden also benefits from a garage and an additional outbuilding with power, making it ideal for use during the summer months, as a hobby room, or as a work-from-home space. To the front of the property, there is a driveway providing off-road parking and access to the garage, completing the practical and appealing outdoor offering of this home.

#### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

#### **TENURE**

Freehold

#### **FIXTURES AND FITTINGS**

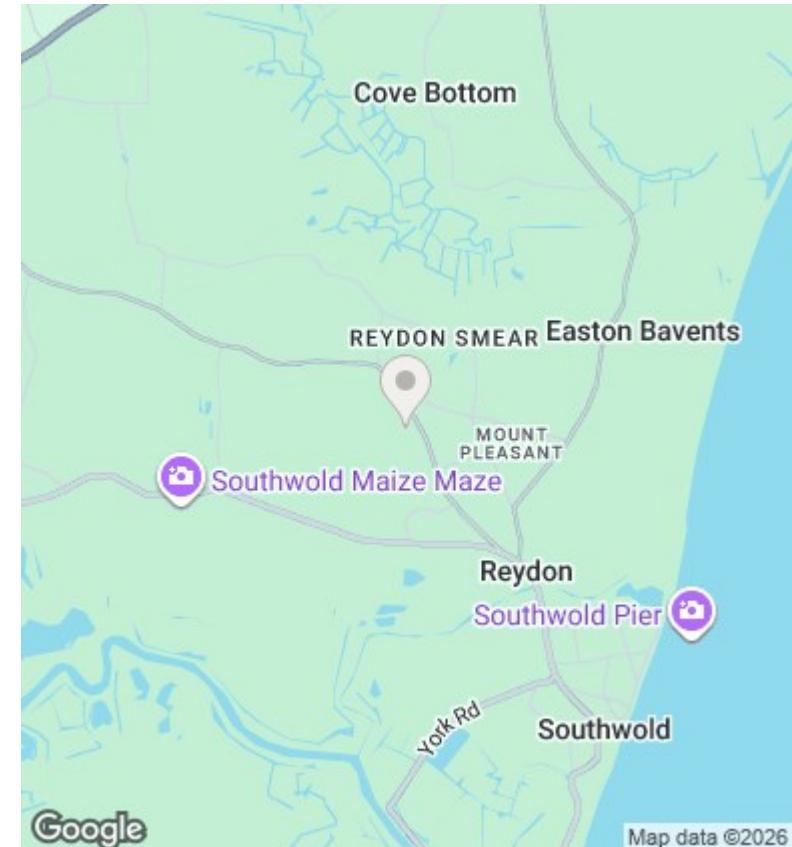
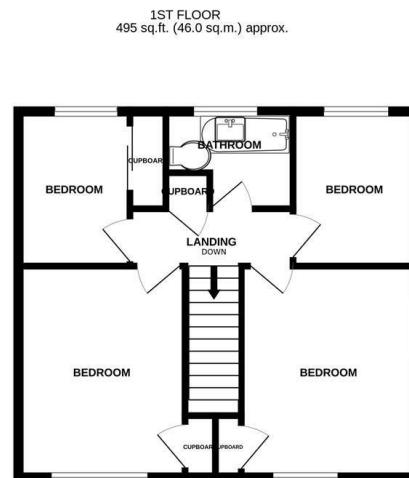
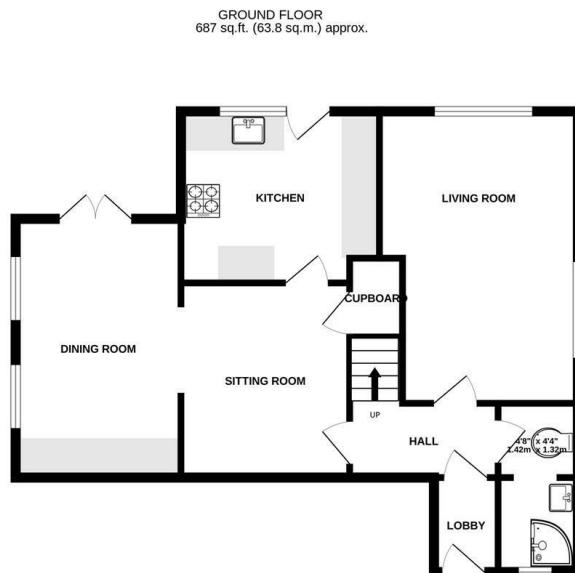
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#### **OUTGOINGS**

Council Tax Band D







## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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<br>(92 plus) | A       | 80                      |
| (81-91)  | B       | 70                      |
| (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)