



Reydon, Suffolk

Guide Price £450,000

- Immaculate Detached Home - Guide £450,000 - £475,000
- Fully Equipped Kitchen with W.C Access
- Modern Wood Burner in Living Area
- Three Double Bedrooms with Principal Room Having Ensuite
- Ample Off Road Parking
- Converted Garage Adding Fourth Bedroom or Snug
- Open Plan Living/Dining Area with Added Sun Room to Rear
- Fully Enclosed Rear Garden with Side Access

The Firs, 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



DESCRIPTION

Situated in the sought-after village of Reydon, this beautifully presented and thoughtfully extended three-bedroom detached home offers generous and versatile accommodation, ideal for modern family living. Upon entering, you are welcomed into a spacious and light-filled open plan living and dining area, creating the perfect space for both everyday living and entertaining. A contemporary wood-burning stove provides a stylish focal point, while the room flows effortlessly into the extended sun room, where large windows and doors frame delightful views over the enclosed rear garden and allow natural light to flood the space. The well-appointed kitchen is positioned just off the main living area and offers ample storage and workspace, complemented by a practical utility area and a convenient ground floor W.C. One of the standout features of the home is the garage conversion, providing a highly versatile additional reception room that could be used as a fourth bedroom, cosy snug, home office or playroom, depending on your individual needs. Upstairs, the property continues to impress with three generously proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-presented family bathroom featuring a modern three-piece suite. Outside, the fully enclosed rear garden has been beautifully maintained and enjoys an attractive mix of mature shrubs and colourful flower borders. A generous patio provides the perfect setting for outdoor dining and entertaining during the warmer months. To the front, the property offers ample off-road parking for multiple vehicles.

Combining spacious accommodation, versatile living space and immaculate presentation throughout, this exceptional home is perfectly suited to families, professionals or those looking to enjoy village living within easy reach of the Suffolk coast.

LIVING AREAS

The heart of the home is the impressive open plan living space, thoughtfully designed to create a bright and welcoming environment for both everyday family life and entertaining. The spacious sitting room seamlessly flows into the dining area, with an abundance of natural light enhancing the sense of space throughout. A newly installed contemporary wood-burning stove

provides an attractive focal point, adding warmth and character during the cooler months. Extending beyond the dining area, the beautiful sun room creates a wonderful additional reception space, offering uninterrupted views across the rear garden and providing the perfect spot to relax all year round. Whether hosting family gatherings or enjoying a quiet morning coffee, this versatile open-plan layout effortlessly caters to modern living while maintaining a warm and inviting atmosphere.

KITCHEN

Positioned just off the open plan living space, the well-appointed kitchen has been designed with both practicality and functionality in mind. Offering a generous range of fitted units and ample worktop space, it provides an ideal setting for everyday cooking and family life. A separate utility area helps to keep household tasks neatly tucked away, while a conveniently located ground floor W.C. adds further practicality. With its seamless connection to the main living areas, the kitchen perfectly complements the home's sociable layout, making it ideal for both busy family living and entertaining guests.

BEDROOMS

The first floor offers three generously proportioned double bedrooms, providing comfortable and flexible accommodation for families and guests alike. The spacious principal bedroom benefits from the added luxury of a private en-suite shower room, creating a peaceful retreat at the end of the day. The remaining two bedrooms are equally well-sized and are served by a modern family bathroom, complete with a stylish three-piece suite. Beautifully presented throughout, the first floor offers both comfort and practicality, perfectly complementing the spacious living accommodation below.

BATHROOMS

The property is well-equipped to meet the needs of modern family living, offering a convenient ground floor W.C., a stylish family bathroom and a private en-suite to the principal bedroom. The family bathroom is fitted with a contemporary three-piece suite, providing a bright and practical space for everyday use, while the en-suite offers added comfort and privacy to the principal bedroom. Together, these well-appointed facilities enhance both the functionality and appeal of this beautifully presented home.

OUTSIDE

Externally, the property continues to impress with a beautifully maintained and fully enclosed rear garden, offering a private and peaceful outdoor retreat. Thoughtfully landscaped with an array of mature shrubs, established flower beds and a generous patio area, it provides the perfect setting for al fresco dining, entertaining guests or simply relaxing in the warmer months. To the front, the property benefits from ample off-road parking for multiple vehicles, adding to the convenience and practicality of this superb family home.

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

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.

OUTGOINGS

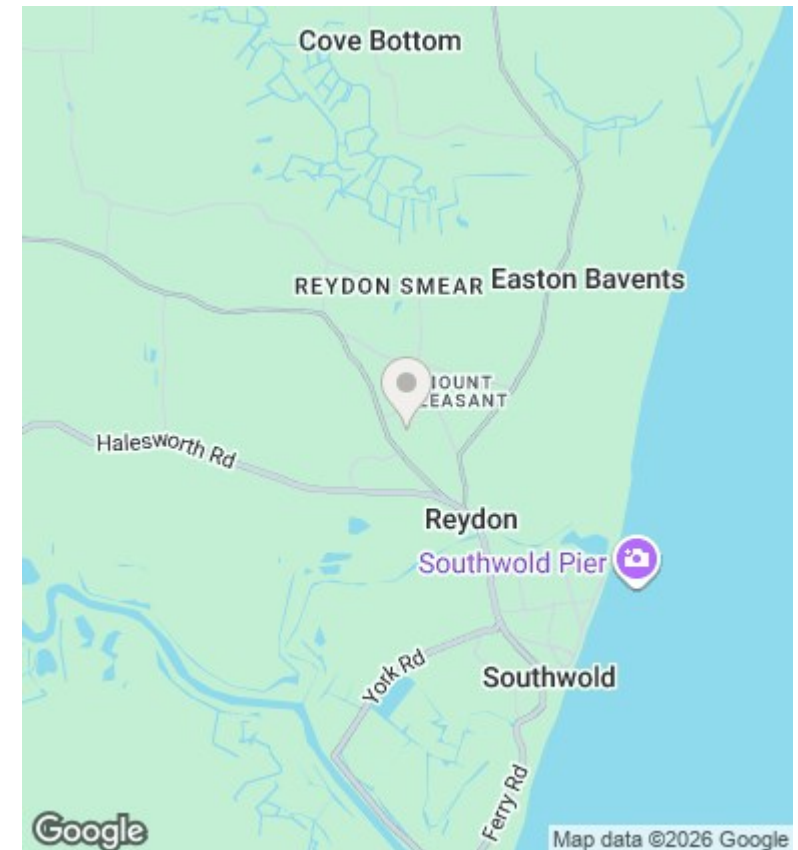
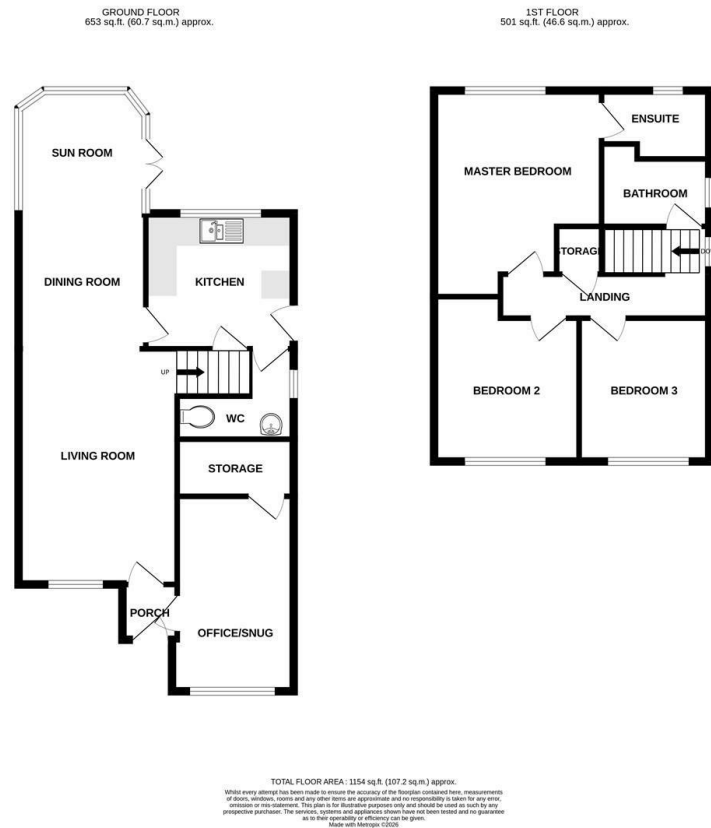
Council Tax Band D

TENURE

Freehold







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		
(81-91) B		
(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