



# 5, GREEN LANE CLOSE

REYDON, SOUTHWOOLD IP18 6PE

Tucked away in the charming village of Reydon, this beautiful newly renovated home offers a thoughtful blend of modern comfort and practical living, arranged over two well-planned floors.

Stepping through the entrance hall, you're welcomed into a bright and inviting space, complete with a convenient ground floor cloakroom and useful storage beneath the stairs. To the front of the property sits a well-proportioned reception room, ideal for relaxing evenings or entertaining guests. Moving through the home, the layout opens into an impressive kitchen/dining space, the true heart of the house.

Generous in size and filled with natural light, it provides ample room for cooking, dining, and gathering. Just beyond, a separate utility room keeps everyday tasks neatly tucked away, while an additional office offers a quiet and private area perfect for home working.

Upstairs, the property continues to impress with three comfortable bedrooms. The principal bedroom is a spacious double, complemented by two further well-sized doubles. These are all served by a modern family bathroom, finished in keeping with the home's fresh renovation.

Overall, this home combines contemporary updates with a practical layout, making it an ideal choice for those seeking a move-in-ready property in a desirable Suffolk

location.

Located in Reydon, which provides a number of shops, public house and medical centre, with the coastal town of Southwold, a short walk away, offering an abundance of local shops, restaurants and coastal attraction.

**TENURE**

Freehold

**LOCAL AUTHORITY**

East Suffolk Council. Band B

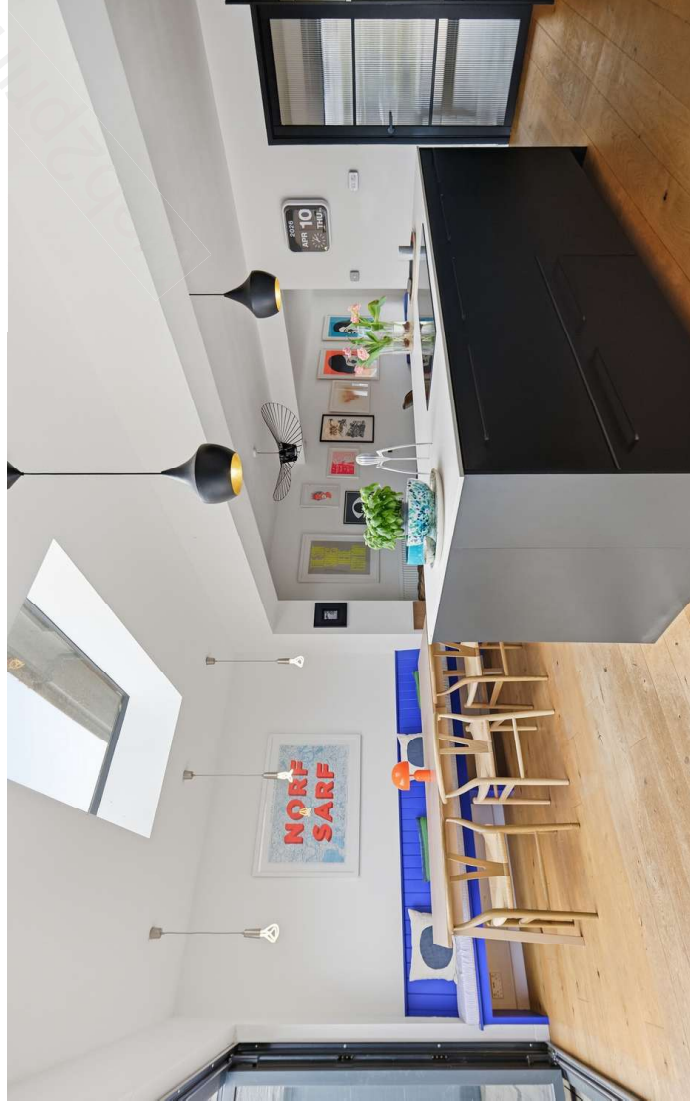
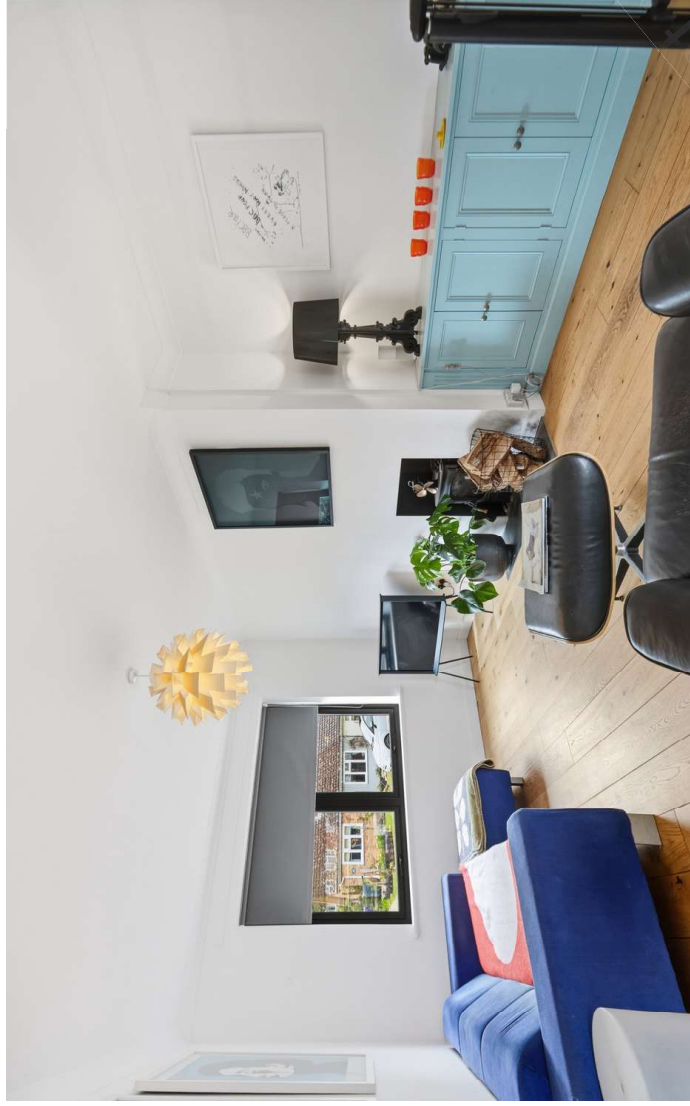
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**VIEWING**

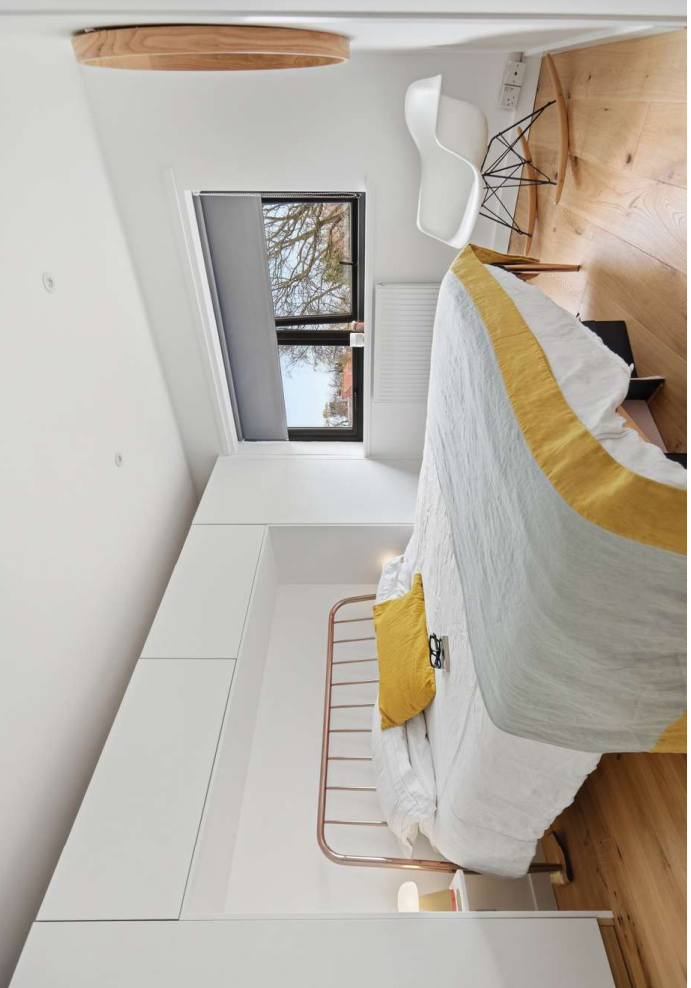
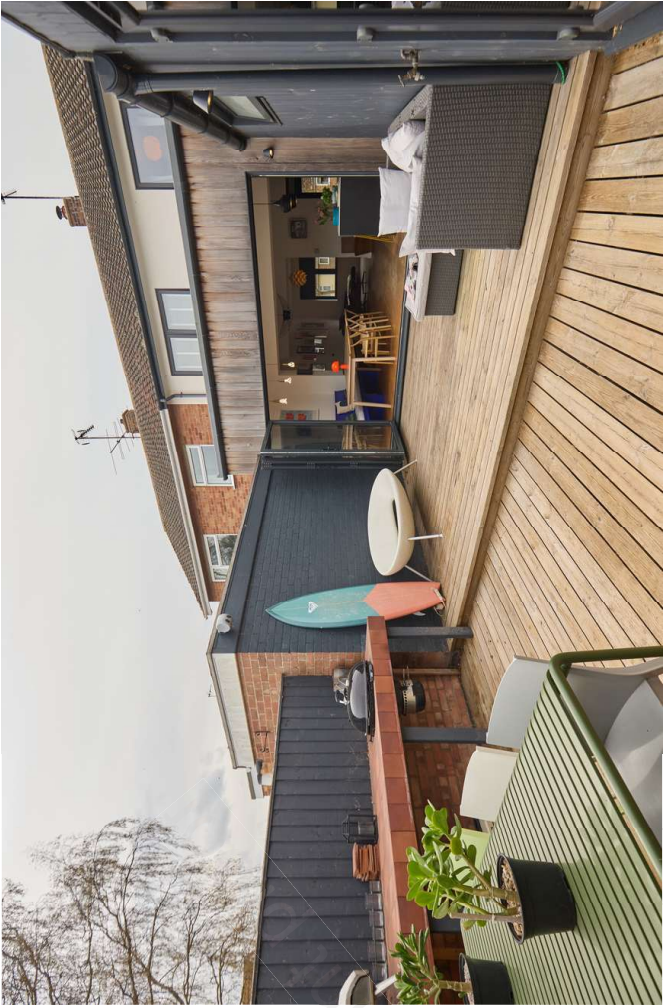
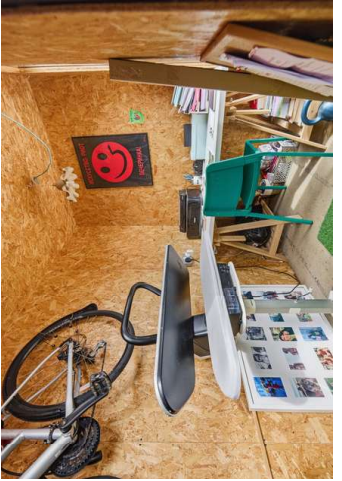
Strictly by appointment with the agent's Southwold Office.

**SERVICES**

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

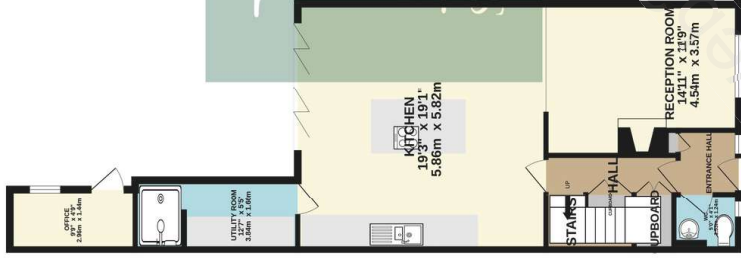


NEWLY  
RENOVATED



## FLOOR PLAN

GROUND FLOOR  
754 sq.ft. (70.1 sq.m) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m) approx.



TOTAL FLOOR AREA: 1,202 sq.ft. (111.7 sq.m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for information only and should not be relied upon for any other prospective purchaser. The services of a professional surveyor should be considered and not be held liable for any error. Made with Metropack 02/2024

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