

1 Nicholas Drive
Reydon | Suffolk | IP18 6RE

FINE & COUNTRY

CONTEMPORARY LIVING



There is something particularly appealing about a home that combines generous proportions with the simplicity of contemporary design.
Beautifully presented with a fresh, neutral palette and carefully considered finishes, this substantial property offers a wonderful opportunity to create a home that feels entirely your own.
From the impressive open-plan kitchen and dining space to bedrooms and thoughtfully appointed bathrooms, every element has been designed with modern everyday living in mind.



KEY FEATURES

- A Substantial Property with Versatile Accommodation in the Village of Reydon
- Four Bedrooms including a Ground-Floor Bedroom/Office and a Dedicated Dressing Room
- Contemporary Bathrooms with Attractive Tiling and Oak Cabinetry
- Impressive Open-Plan Kitchen/Dining/Family Room with Central Island and French Doors to the Garden
- Separate Utility Room, Ground-Floor WC and Adjoining Garage
- Separate Living Room providing a Comfortable Space to Relax
- Light, Neutral Interiors with Oak Internal Doors & Recessed Lighting
- Approximately 2,183 sq ft (202.9 sq m) of Total Floor Area
- No Onwards Chain
- Energy Rating C

At the heart of the home is the impressive kitchen/dining/family room, a wonderfully spacious setting that lends itself naturally to both everyday life and entertaining. Measuring over 27 feet in length, this expansive room provides ample space for preparing meals, gathering around the dining table and spending time together. A central island creates a natural focal point, while French doors offer a connection to the outside, allowing the room to feel light, open and welcoming. The kitchen is finished to an exceptional standard, featuring a comprehensive range of integrated Neff appliances.

Space To Live & Entertain

Whether enjoying a quiet breakfast, preparing a leisurely Sunday lunch or hosting friends for an evening together, this is a space designed to accommodate every occasion. Its generous proportions offer the flexibility to create distinct areas for cooking, dining and informal relaxation without compromising the sense of openness. For quieter moments, the separate living room provides a more intimate retreat. Comfortably proportioned and positioned away from the main kitchen/dining/family space, it offers the perfect setting to unwind at the end of the day. There is ample opportunity to introduce comfortable seating, soft furnishings and personal touches, creating a warm and inviting room to enjoy throughout the seasons.







KEY FEATURES

Designed with modern luxury and convenience in mind, the property benefits from an extensive range of integrated technology and premium features. High-speed connectivity is seamlessly incorporated throughout, with hard-wired Ethernet to every room, concealed television points with integrated HDMI connections and multiple fibre-optic broadband entry points. Further provisions include discreet PoE CCTV infrastructure and ultra-low-energy LED lighting throughout.

Comfort and efficiency are enhanced by a multi-zone smart Hive heating system, complemented by thoughtfully designed external lighting that combines contemporary style with everyday practicality.

Thoughtfully Considered Everyday Living

One of the home's greatest strengths is the flexibility of its accommodation. A further ground-floor room, equally suited to use as a bedroom or home office, offers valuable versatility. Whether working from home, accommodating visiting guests or creating a dedicated hobby room, this adaptable space can evolve with changing needs. The practical aspects of daily life have also been carefully considered. A separate utility room provides a dedicated space for household tasks, helping to keep the main living areas uncluttered, while a ground-floor shower room and additional WC with basin add convenience. The adjoining garage provides further useful space. Together, these rooms create a home that is not only attractive but also practical, with a layout that supports the demands of modern living.

A Peaceful Place To Retreat

Upstairs, the accommodation continues to impress, with three generously proportioned bedrooms and a separate dressing room arranged around the first-floor landing. The bedrooms enjoy an individual sense of character, with sloping ceilings, recessed windows and carefully positioned lighting adding interest to the otherwise understated interiors.







KEY FEATURES

The largest bedroom offers particularly generous proportions, providing the opportunity to create a restful retreat with space for substantial bedroom furniture and a comfortable seating area. The remaining bedrooms are equally inviting, offering flexibility for family, guests or additional personal space. The separate dressing room is another welcome feature, providing a dedicated area that could be beautifully fitted with wardrobes and storage to create an organised and elegant space. Throughout the first floor, the neutral decoration and natural oak doors provide a consistent finish, allowing each room to be styled according to individual taste.

Bathrooms With A Touch of Luxury

The bathrooms bring a further sense of refinement to the property, combining contemporary fittings with attractive materials and thoughtful detailing. One particularly striking shower room features rich, deep-toned tiling, a glazed shower enclosure and oak cabinetry, creating a smart contrast against the light walls. Elsewhere, a beautifully finished bathroom provides a freestanding-style bath beneath a roof window, with marble-effect wall finishes, warm metallic fittings and wood-toned flooring lending the space a calm, indulgent atmosphere. These carefully chosen finishes bring a welcome sense of comfort to the everyday routine, whether preparing for the morning ahead or enjoying a relaxing soak at the end of the day.

A Home to Make Your Own

With its generous living spaces, adaptable accommodation and contemporary detailing, this is a property that offers both comfort and possibility. The understated interiors provide a wonderful canvas for individual furnishings and personal style, while the considered arrangement of rooms allows the home to work just as well for quiet days as it does for entertaining. It is a home ready for its next chapter, offering the space to settle in, unwind and enjoy modern living at its most effortless.







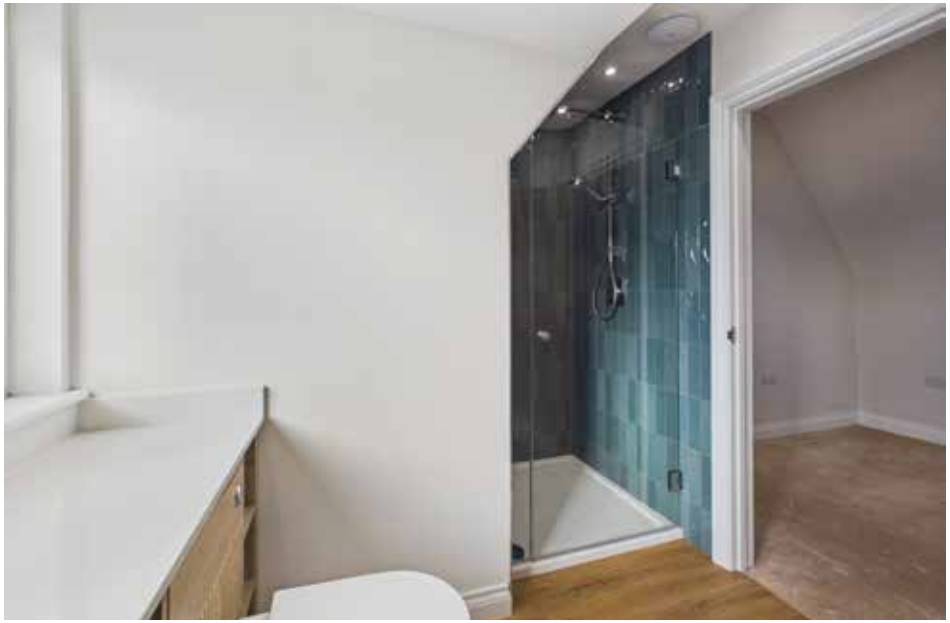














INFORMATION



How Far Is It To?

- Saxmundham – 15 miles
- Aldeburgh – 20 miles
- Beccles – 15 miles
- Norwich – 32 miles

Directions - Please Scan QR Code Below

From Beccles, head south along London Road (A145), continuing towards Blythburgh. Upon reaching the A12, turn left towards Lowestoft and continue northbound before taking the right-hand turning onto the A1095, signposted Southwold. Follow the A1095 towards Reydon, then turn left onto Covert Road. Continue along Covert Road before turning into Nicholas Drive, where the property can be found on the left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. convinces.trouble.husbands

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drains via Pumping Station
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council – Council Tax Band D
Freehold

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Ground Floor



First Floor

Approximate total area(1)

2183 ft²

202.9 m²

Reduced headroom

80 ft²

7.5 m²

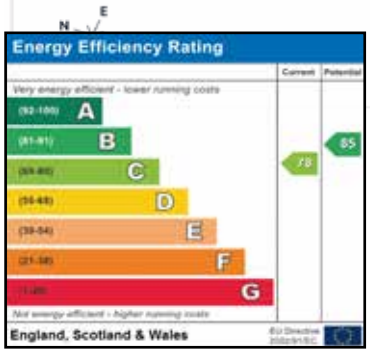
(1) Excluding balconies and terraces

Reduced headroom

------ Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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