



Reydon, Guide Price £375,000

- Peacefully located detached bungalow in a quiet cul-de-sac within a popular coastal village
- Beautifully remodelled to offer spacious, light-filled, open-plan living
- Impressive kitchen/dining/living room with vaulted ceiling, woodburning stove, and bi-fold doors to the garden
- Bespoke kitchen with woodblock worktops, enamel sink, and integrated Siemens appliances
- Two generous double bedrooms with fitted wardrobes and direct outdoor access
- Stylish bathroom featuring a roll-top clawfoot bath
- South-facing garden with patio areas, summer house, and mature planting
- Shingle driveway, garage, and additional outdoor storage including log and bin stores
- EPC - D

The Firs, Reydon

This individual detached bungalow in a secluded cul de sac position. Reydon is a charming village located in the county of Suffolk, just a mile or so from the popular seaside town of Southwold. Nestled amidst the scenic Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Reydon offers a peaceful, rural setting while being within easy reach of coastal attractions. The village is well-connected, with good road links to nearby towns such as Halesworth and Beccles, and the stunning beaches of Southwold are just a short distance away, offering sandy shores and a vibrant town centre. Reydon also benefits from a range of local amenities, including shops, schools, and a primary care service, making it an ideal location for those seeking a balance of countryside living with easy access to both nature and coastal life



Council Tax Band: C



DESCRIPTION

Tucked away in a peaceful cul-de-sac in the heart of this highly sought-after coastal village, and within just a mile of the renowned town of Southwold, this beautifully remodelled detached bungalow offers spacious, light-filled accommodation designed to make the most of its secluded setting and south-facing garden.

Upon entering, a welcoming lobby leads through to an impressive open-plan kitchen, dining and living space—an exceptional, well-proportioned room that forms the heart of the home. A double-glazed bay window to the front floods the space with natural light, while both casement and bi-fold aluminium doors open seamlessly onto the rear garden. The sitting area is centred around a striking Contura wood-burning stove, with the dining area enjoying views over the garden. The bespoke kitchen is thoughtfully designed with handcrafted cabinetry, open shelving, woodblock work surfaces, a classic enamel sink, and integrated appliances including a Siemens five-ring gas hob with pop-up extractor and electric oven. A concealed fridge and washing machine complete the space.

This stunning room is further enhanced by its vaulted ceiling and lacquered pine flooring, which flows throughout the property, creating a cohesive and contemporary feel.

An inner hallway leads to two generous double bedrooms, each featuring bespoke wardrobes and casement doors. The front bedroom opens onto a private patio—an ideal suntrap—while the second bedroom provides direct access to the garden. A beautifully appointed bathroom, complete with a roll-top clawfoot bath, completes the accommodation. The property also benefits from gas central heating and double glazing throughout.

Outside, a shingle driveway provides ample off-road parking and access to a brick and tile garage. Gated access on either side leads to the rear garden, where a secluded patio area sits between the bungalow and garage, complete with log store, bin storage, and an additional timber garden store. A pathway bordered by mature shrubs and planting leads to a lawned garden, which also features a charming timber summer house and a further secluded seating area—perfect for relaxing or entertaining.

In all, this deceptively traditional bungalow offers stylish, contemporary open-plan living finished to an excellent specification, set within a private and tranquil location just a mile from the coast.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP1 8 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 21067/RDB.

FIXTURES AND 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.

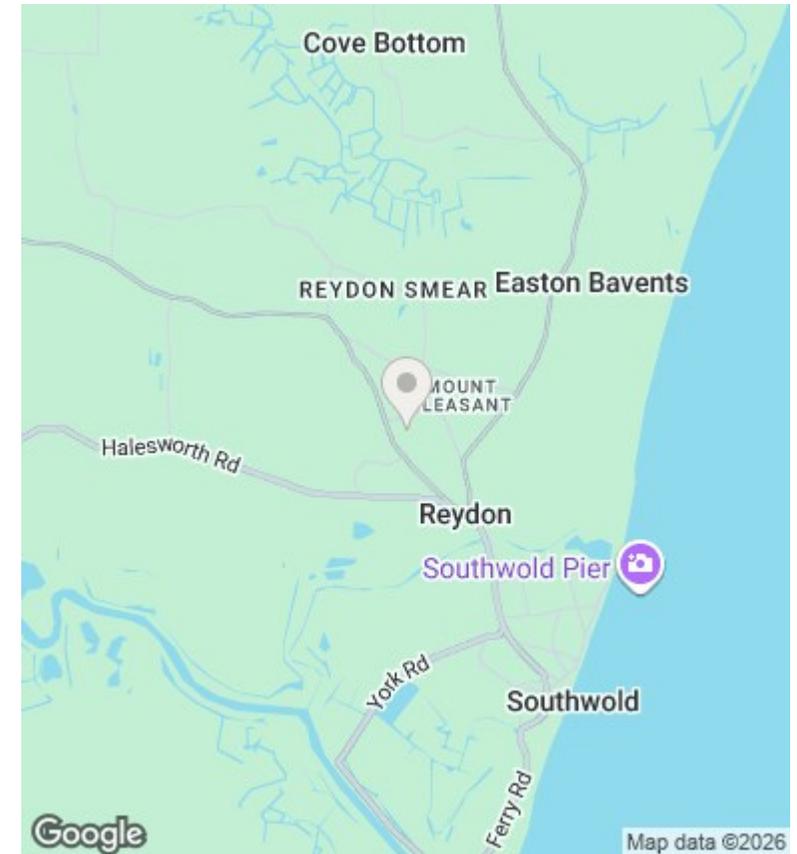




GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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