



Reydon, Suffolk

Guide Price £625,000

- Well-presented modern detached family home set in a peaceful cul-de-sac in sought-after Reydon
- Separate dining room overlooking the rear garden
- Attractive first-floor views towards Southwold from the main and second bedrooms
- Spacious and well-planned accommodation ideal for family living
- Fitted kitchen/breakfast room with adjoining utility room and side access
- Ample off-road parking, double garage and secluded east-west facing gardens with patio and planting
- Generous sitting room with fireplace and patio doors opening onto the garden
- Four well-proportioned bedrooms, including principal suite with en-suite shower room
- EPC -

Lakeside Park Drive, Reydon

A spacious modern detached family house situated in a peaceful location enjoying views towards Southwold from the first floor. Located within one mile from the renowned coastal town of Southwold, Reydon boasts a number of local amenities, including; primary school, healthy living centre/doctors surgery, two general stores, bowls clubs and the splendid Randolph Hotel. Situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Hill Road is the perfect spot for accessing the myriad of footpaths in the area, either leading to Reydon Smere, along Shepherds Lane, past St Felix School to the Hen reedbeds or crossing the Blyth to Southwold Harbour, Walberswick, Dunwich and Minsmere. The surrounding area is renowned for its coastline and countryside pursuits.



Council Tax Band: E



DESCRIPTION

A well-presented modern detached family home, quietly positioned within a pleasant cul-de-sac in one of Reydon's most popular residential locations, close to the southern edge of the village and within easy reach of Southwold.

This attractive property offers thoughtfully planned accommodation ideal for family living, with light-filled interiors and delightful views from the first floor towards Southwold and the surrounding countryside. A spacious entrance hall welcomes you into the home, with a useful storage cupboard beneath the stairs and access to a convenient ground floor cloakroom.

The sitting room is a comfortable and inviting space, enjoying a double aspect and featuring a stone fireplace with fitted gas fire. Patio doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living. A separate dining room overlooks the garden and provides an ideal setting for both everyday meals and entertaining.

The kitchen/breakfast room is well fitted with a range of units, integrated appliances and ample worktop space, with windows to the side and rear bringing in plenty of natural light. It opens into a practical utility room with additional storage, plumbing for appliances and a side entrance door.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a full-width range of fitted wardrobes, an en-suite shower room and attractive views towards Southwold. The second bedroom also enjoys similar far-reaching views and built-in storage, while two further bedrooms

overlook the rear garden. A family bathroom, fitted with a comprehensive suite including bath, shower, wash basin, WC and bidet, serves the remaining rooms.

Outside, a shingle driveway provides ample off-road parking and access to the double garage. The gardens are a particular feature of the property, enjoying east-west aspects to make the most of the sun throughout the day. The rear garden is secluded and thoughtfully planted, with borders filled with a variety of flowering plants and shrubs, along with a paved patio ideal for outdoor dining and relaxation.

Lakeside Park Drive is situated off Halesworth Road, approximately one mile from the renowned coastal town of Southwold. Reydon offers excellent everyday amenities including two general stores, a primary school, The Randolph Hotel, bowls club and a healthy living centre with doctors' surgery. The surrounding countryside forms part of a designated Area of Outstanding Natural Beauty, celebrated for its coastline, open spaces and leisure opportunities, while nearby Southwold is famed for its sandy beach, pier, working harbour and vibrant High Street.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains Gas, electricity, water and drainage

VIEWING ARRANGEMENTS

VIEWING Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: Tel: Ref: 21028/RDB.

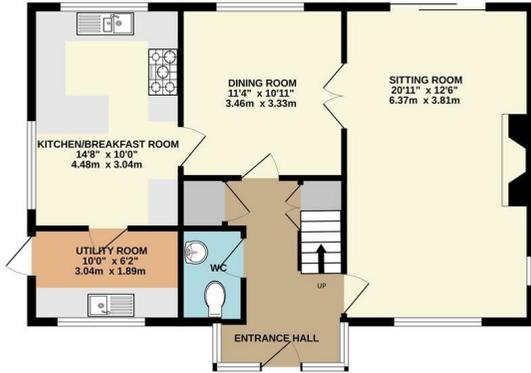
FIXTURES & FITTINGS

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.

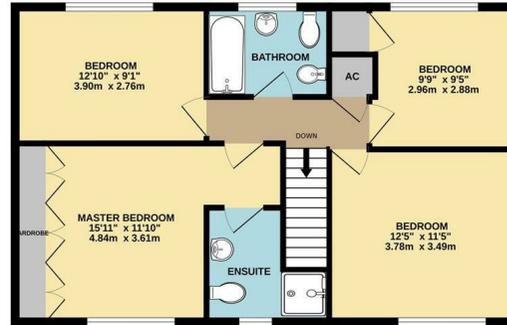




GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

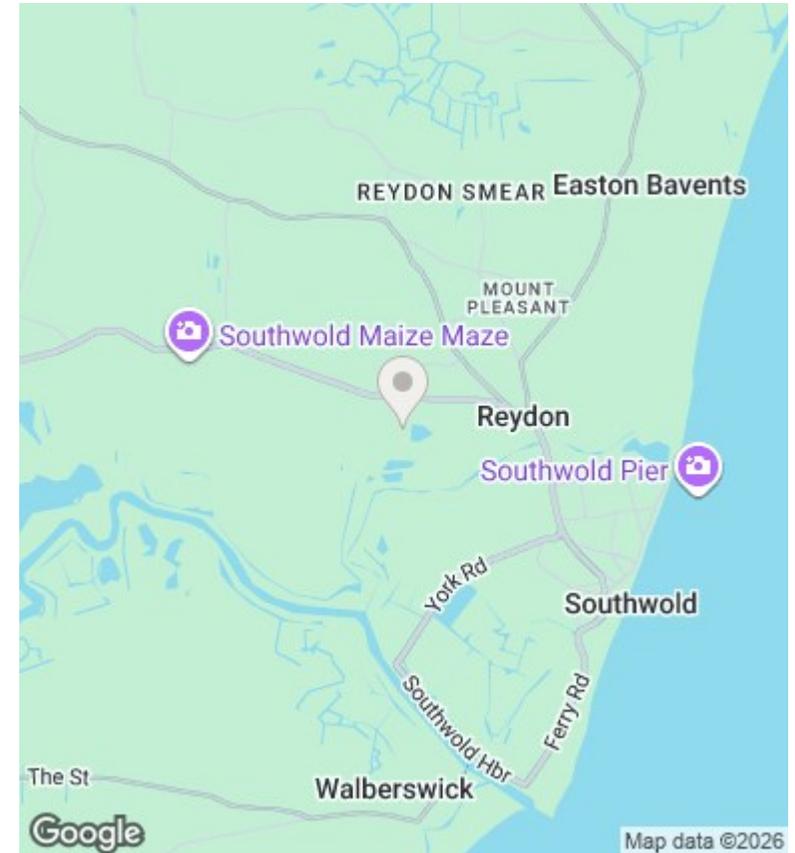


1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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		81
(69-80) C	70	
(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