



Reydon, Suffolk

Guide Price £525,000

- £525,000-£550,000 Guide Price
- First Floor Living Room
- Gardens
- Kitchen/Dining Room 24' 10
- 3 Double Bedrooms
- Integrated Garage
- Gas Central Heating
- 2 Bath/Shower Rooms

St Georges Square, 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: E



DESCRIPTION

These impressive three-storey homes, built by the highly regarded Hopkins Homes, combine the elegant proportions and timeless character of the Georgian era with the comfort and practicality of modern living. The welcoming entrance hall provides access to a ground-floor cloakroom. From here, the kitchen/diner runs the full depth of the property, with a large window allowing natural light to flood the dining area and providing ample space for a family dining table. The beautifully appointed kitchen features a stylish range of Shaker-style units in a soft, delicate green, complemented by contrasting timber work surfaces. A traditional Belfast sink and space for a range cooker add further character to this attractive and practical space. The first floor is centred around a generous L-shaped reception room, offering an excellent space for both relaxing and entertaining. A Juliet balcony provides lovely views across the adjoining common land. This floor also includes a well-proportioned double bedroom and the family bathroom. The top floor provides two further double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Outside, the property is approached via a driveway leading to a substantial garage, providing excellent parking and storage. The south-facing rear garden is a particularly appealing feature, with a generous patio opening onto a lawn and a separate circular patio, ideal for outdoor dining and entertaining during the warmer months. At the far end of the garden is a charming summerhouse,

LIVING AREA

The impressive first-floor living area is a generous L-shaped room, providing a versatile and welcoming space for both relaxing and entertaining. Its elevated position creates a wonderful sense of space and light, while the Juliet balcony offers delightful views

across the adjoining common land. The room is large enough to accommodate separate seating and entertaining areas, making it an ideal heart of the home for everyday family life or hosting guests.

KITCHEN

The impressive kitchen/diner spans the full depth of the property, creating a bright and sociable space that is ideal for both everyday family life and entertaining. A large window floods the dining area with natural light and provides ample room for a generous dining table. The kitchen itself has been thoughtfully designed with a stylish range of Shaker-style units in a soft, delicate green, complemented by contrasting timber work surfaces. A traditional Belfast sink adds a timeless touch, while the provision for a range cooker enhances both the character and practicality of the space. With its attractive finishes, excellent proportions and welcoming atmosphere, this is a kitchen designed to be enjoyed.

BATHROOMS

The property benefits from a well-appointed family bathroom on the first floor, conveniently positioned alongside the bedroom accommodation. The principal bedroom on the top floor also enjoys the added benefit of a private en-suite shower room, providing an excellent level of comfort and convenience.

OUTSIDE & GARAGE

The property benefits from an attractive south-facing rear garden, offering an excellent outdoor space to enjoy throughout the warmer months. A generous patio leads onto a well-maintained lawn, with a separate circular patio providing the perfect setting for a table and chairs, ideal for outdoor dining and entertaining. At the far end of the garden is a charming summerhouse, offering a versatile space for relaxing, working or enjoying the garden. To the front of

the property, a private driveway provides convenient off-road parking and leads to a large garage, offering valuable additional storage and parking space.

TENURE

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

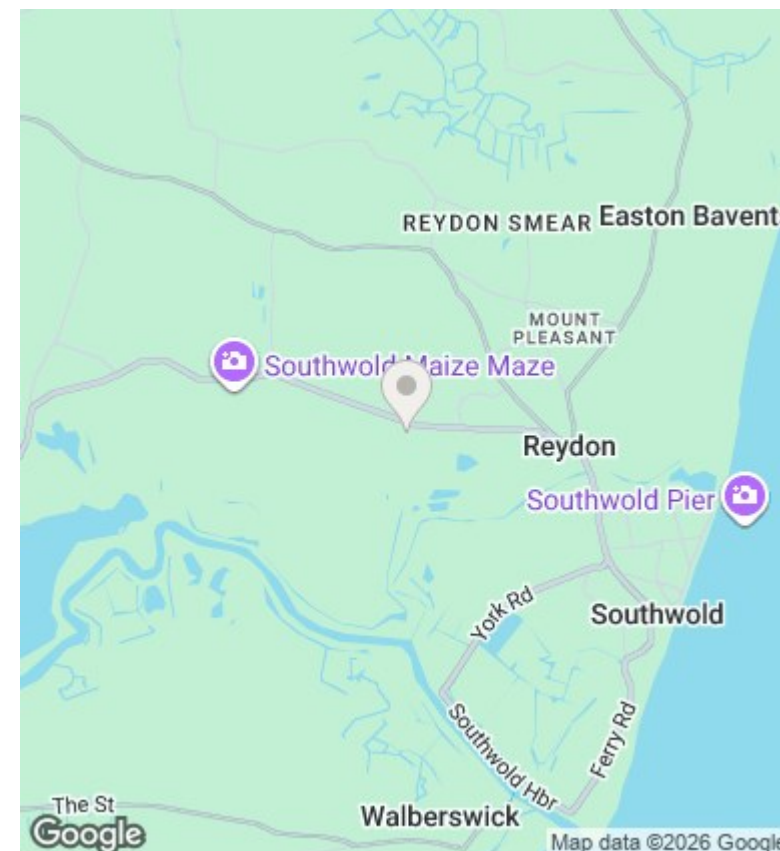
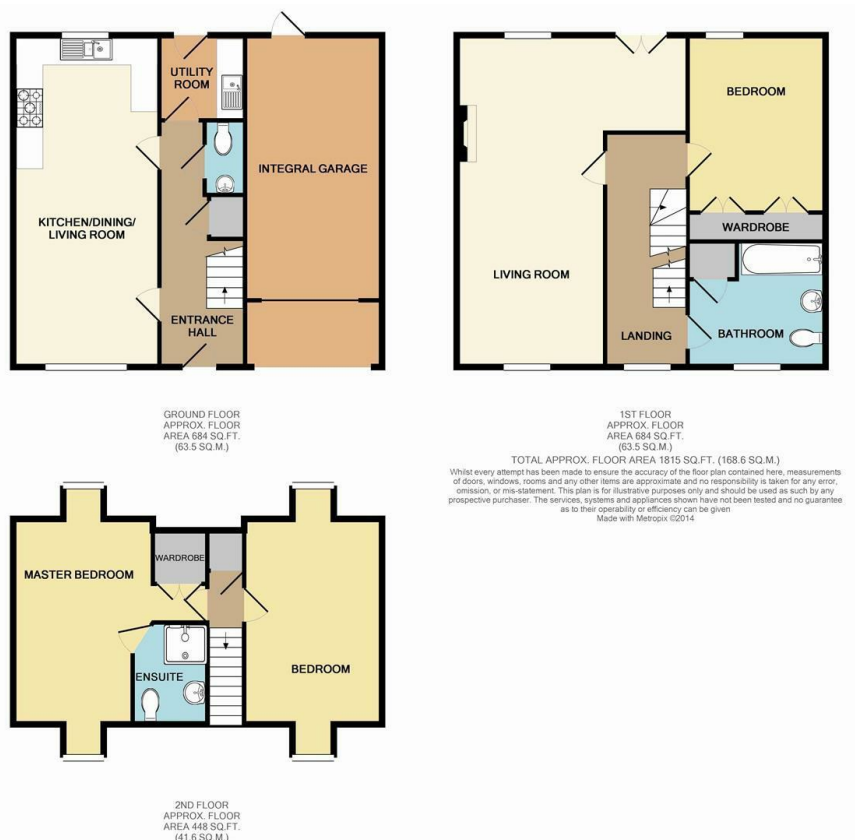
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OUTGOINGS

Council Tax Band E





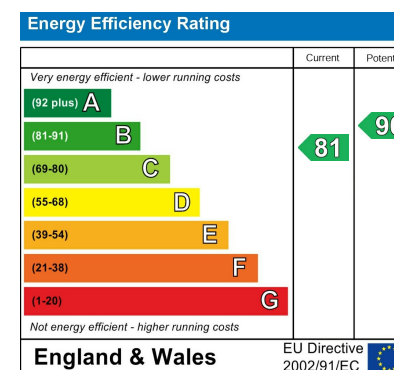


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com