



## Reydon,

Guide Price £625,000

- Exceptional Detached Bungalow in Peaceful Cul De Sac
- Air Source Central Heating With Solar and Battery Storage
- Wide Driveway and Detached Double Garage
- Beautiful Gardens and Fine Views Over the Fishing Lake
- 3 Double Bedrooms, Ensuite and Shower Room
- Within 1 Mile of Southwold
- Double Aspecting Living Room with Open Fire
- Kitchen Breakfast Room and Separate Dining Room Over Looking the Gardens
- EPC - C

# Lakeside Park Drive, Reydon

An exceptional detached detached bungalow in a peaceful cul de sac over looking the fishing lake just a short distance from the ever-popular coastal town of Southwold. The village provides convenient local amenities, including two shops, one just 100 metres away, and the renowned Randolph Hotel, famous for its locally brewed Adnams beers and excellent food. Sports enthusiasts will appreciate the nearby Felicity Sports Club at St Felix School, offering a variety of recreational facilities. Southwold itself boasts an excellent range of leisure and cultural amenities, including high street shops, pubs, restaurants, sailing, golf, and bowls clubs, as well as healthcare and educational facilities. The surrounding area, designated an Area of Outstanding Natural Beauty, offers stunning coastal and country walks, with the sandy beaches of Walberswick, the forest trails of Dunwich, and the award-winning Minsmere bird reserve all within a short drive, making this location perfect for those seeking both convenience and a coastal lifestyle.



Council Tax Band: E



## DESCRIPTION

Offered for sale with no onward Chain. This immaculately presented detached bungalow occupies an enviable position within a peaceful cul-de-sac, enjoying fine views across the fishing lake towards Southwold and offering a truly idyllic setting. Set well back from the road, the property is approached via a generous block-paved driveway providing ample off-road parking and access to a detached double garage.

On entering, a welcoming and spacious reception hall sets the tone for the accommodation. The impressive double-aspect living room is light and airy, featuring a bay window overlooking the front garden and patio doors opening onto a paved terrace and the rear garden, which borders the lake and provides a wonderful backdrop throughout the seasons. The dining room also benefits from attractive garden and lake views and connects seamlessly to the kitchen breakfast room through double doors, creating an ideal space for both everyday living and entertaining. The kitchen is well appointed with an ample range of storage cupboards and work surfaces, and offers direct access out to the garden.

The property provides three well-proportioned bedrooms. Two generous double bedrooms overlook the front garden, severed by an adjacent shower room while the principal bedroom enjoys a private position to the rear, complete with fitted wardrobes and an ensuite shower room with views over the garden.

Exceptionally well maintained and thoughtfully improved, the home incorporates double glazing, air-source central heating, solar panels and battery storage, ensuring excellent energy efficiency and year-round comfort.

Outside, the well-tended gardens are a particular feature, with neatly kept lawns, an abundance of flowering plants and shrubs, and borders and semi circular footpath that extends down towards the lakeside. A greenhouse and productive vegetable garden further enhance the outdoor space, making it ideal for keen gardeners and those seeking a tranquil retreat.

In all, this is a highly appealing detached bungalow in a sought-after location, combining generous accommodation, beautiful surroundings and fine views to create a comfortable and desirable home in a truly peaceful setting all within a mile of the renowned seaside town of Southwold.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently E

## SERVICES

Mains, electricity water and drainage. Gas available, meter removed.

14 KW of solar panels, 7KW battery storage.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 21023/RDB.

## FIXTURES AND FITTINGS

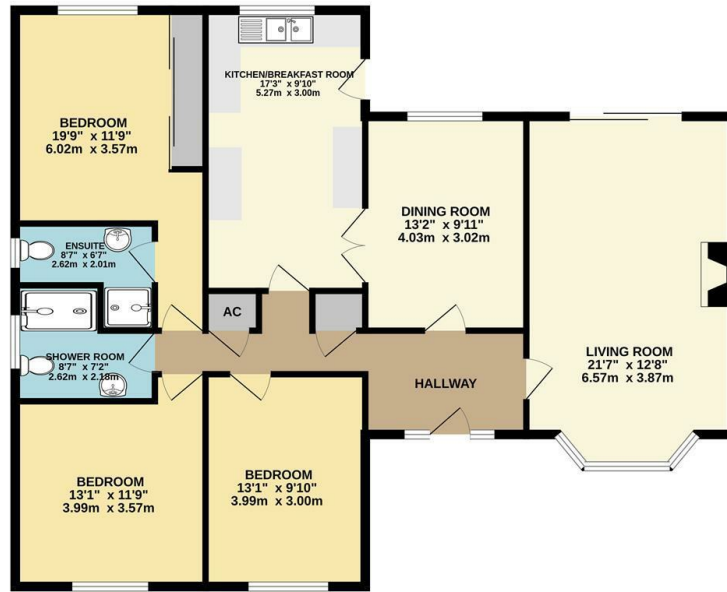
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be

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  
1215 sq.ft. (112.9 sq.m.) approx.



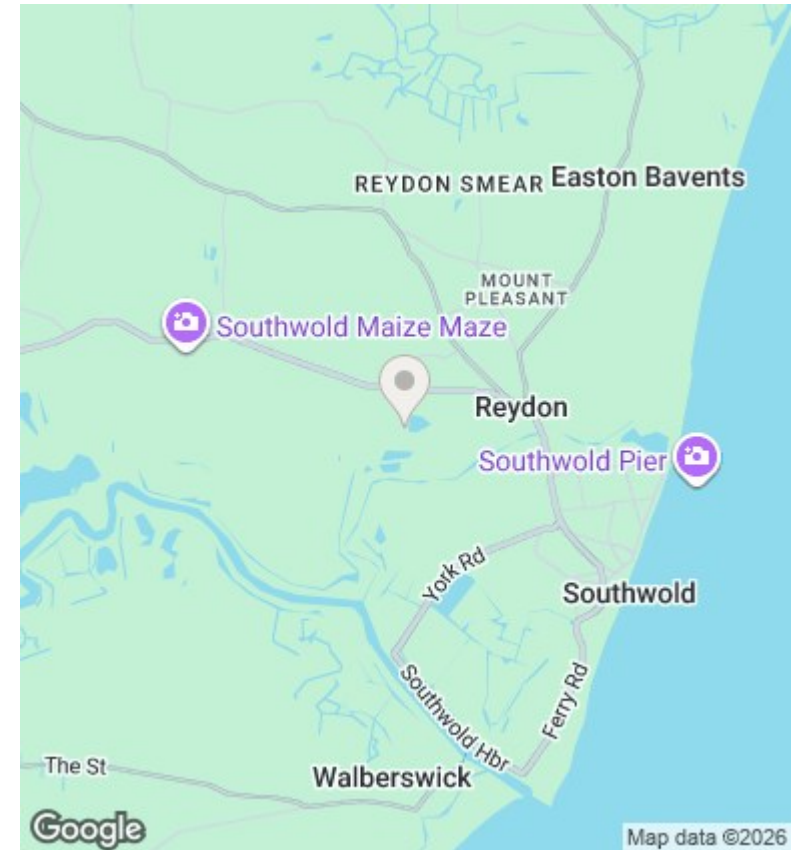
TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B	80	
(69-80)	C		
(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](http://www.epcregister.com)