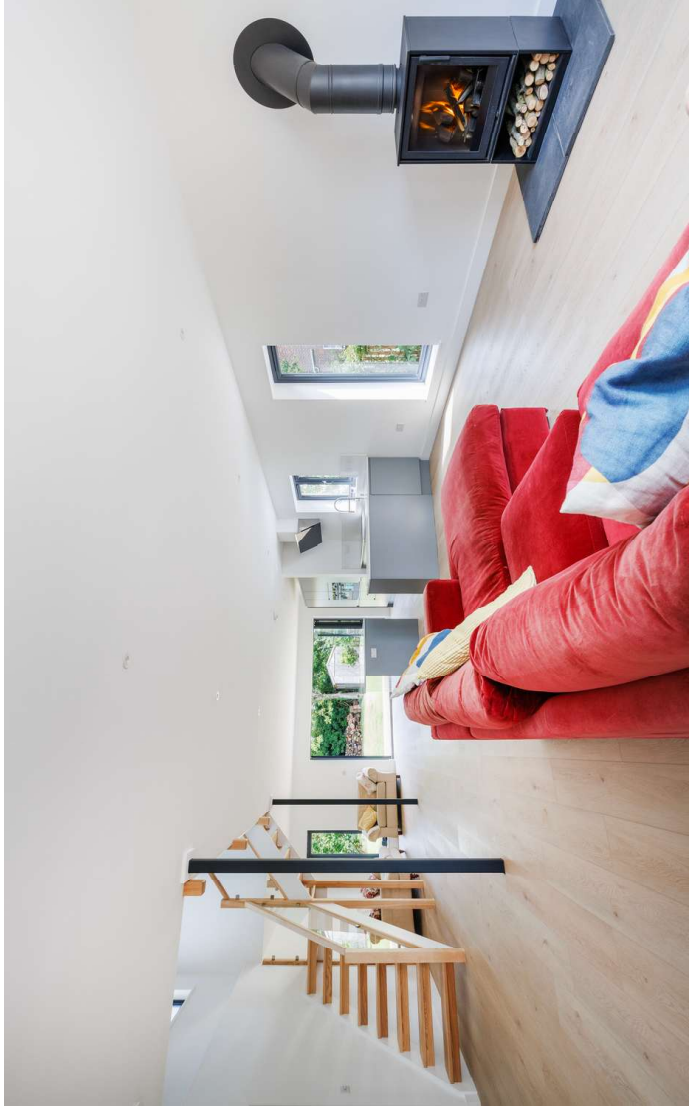




CHERRY TREES

KEENS LANE REYDON, SOUTHWOLD, IP18 6NT

Cherry Trees provides a unique opportunity to purchase a fabulous high specification new home, in the sought after coastal village of Reydon

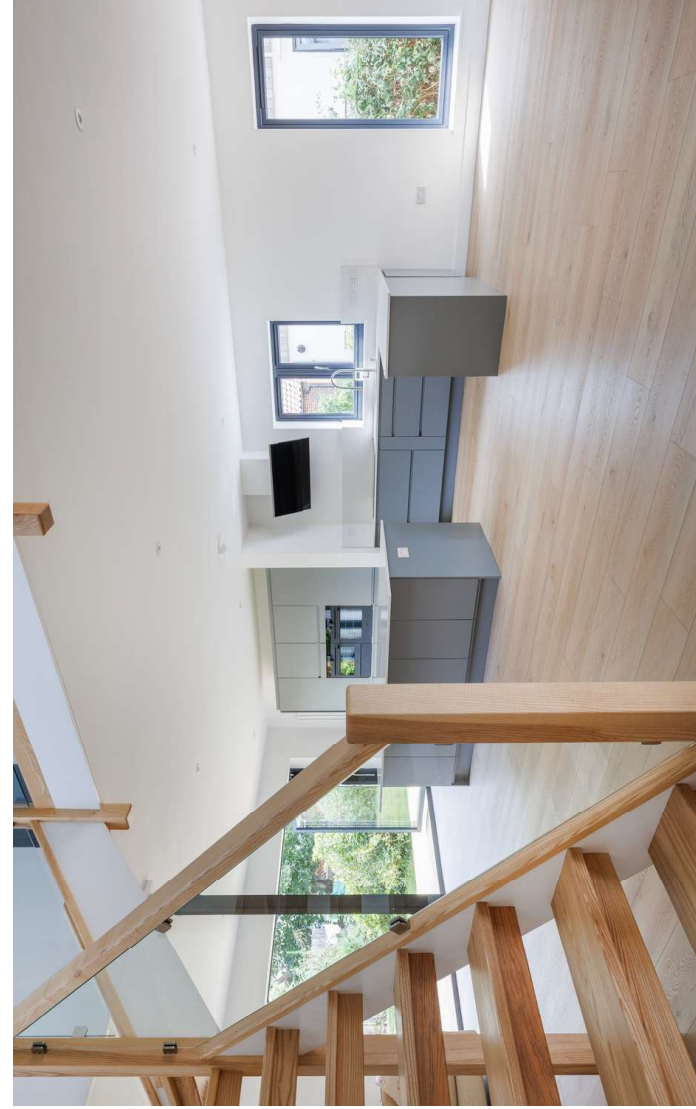


This exceptional newly constructed detached residence offers an outstanding blend of contemporary design, generous proportions and luxurious modern living, extending to approximately 2,097 sq. ft. of beautifully crafted accommodation. Thoughtfully designed throughout, the property combines striking architectural styling with an abundance of natural light, creating a home that is both elegant and effortlessly functional.

further enhanced by a practical utility room and cloakroom.

Ascending to the first floor, the sense of space continues with three generous double bedrooms arranged around large central landing. The principal bedroom provides a luxurious suite, with large picture windows overlooking the fields and complete with a dressing area and a beautifully appointed en-suite bathroom. Two further double bedrooms are served by an elegant family bathroom, finished to a high specification with contemporary fittings and quality finishes throughout.

The heart of the home is undoubtedly the spectacular open-plan kitchen, dining and living space, spanning an impressive 40 feet and providing a stunning setting for both everyday family life and large-scale entertaining. With expansive glazing and direct access to the garden, the space enjoys a seamless connection between indoors and out. A separate reception room offers valuable flexibility and can be utilised as a formal sitting room, home office, or bedroom, depending on individual requirements. The ground floor is



Constructed with modern lifestyles in mind, the property benefits from the efficiencies and peace of mind associated with a new-build home, whilst offering versatile living. Externally the property offers ample parking with enclosed area to the front and good size rear garden with patio and laid to lawn.







SPECIFICATION

- Integrated fridge freezer
- Integrated dishwasher
- Quartz worktops throughout kitchen & utility room
- Monarch MIDI Water Softener unit fitted (2026)
- Worcester Greenstar 800 Life Condensing system gas boiler (2026)
- Kingspan 300L hot water cylinder (2026)
- Honeywell Home Control system fitted (2026)

Doors and windows:

- Endurance front door (Optimum)

- Aluminium (powder coated) bifolds at rear
- All windows and other doors PVCu
- 28mm double glazed as standard throughout

Lights

All internal and external lights low energy LED

TENURE-

freehold

SERVICES

Mains water and electrics connected. Sewerage is septic tank (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are



NEWLY
RENOVATED

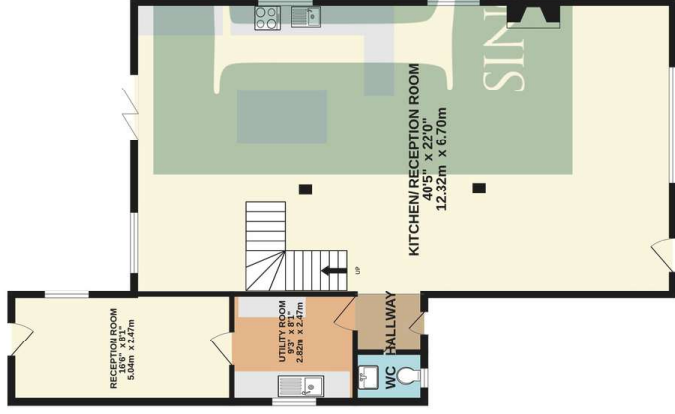




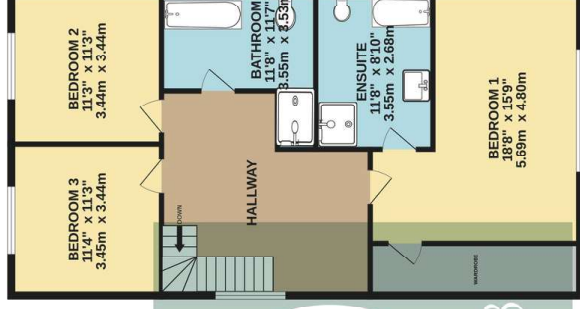


FLOOR PLAN

GROUND FLOOR
1133 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR
965 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA: 2097 sq.ft. (194.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are for guidance only. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The floorplan is not to scale and is not intended to be used as a guarantee of any kind. Please refer to the floorplan for further details.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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