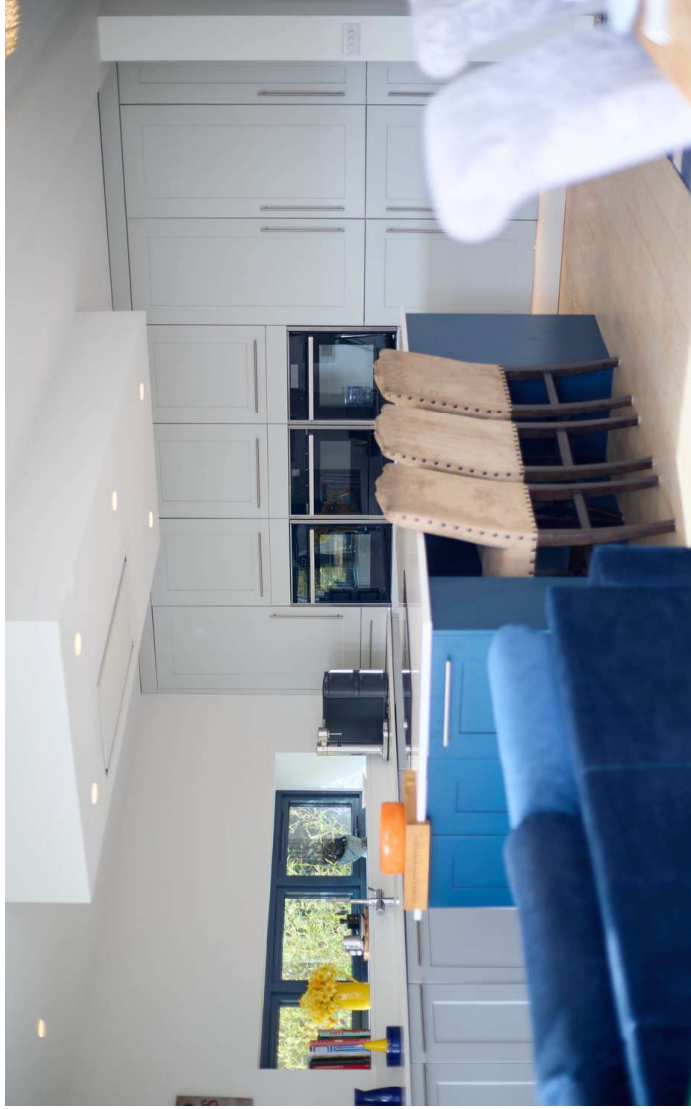




HURTSLEIGH
13 HALESWORTH ROAD, REYDON, IP18 6NH



Situated in the highly sought-after village of Reydon, this exceptional detached residence has been meticulously renovated and significantly extended to create a striking contemporary home.

Extending to over 3,000 sq ft, the property has been designed with an emphasis on light, space, and seamless modern living. You enter into a large and spacious hallway, providing access to all main hubs of the home.

The heart of the home is an outstanding open-plan kitchen, dining and reception space spanning over 24ft. beautifully appointed and flooded with natural light. This impressive room is perfectly suited to both entertaining and relaxed day-to-day living, with a light and modern finish

throughout and completed with a lovely log burner and two sets of bi-folding doors, perfect for all seasons. A separate reception room creates a further entertainment space, away from the hustle and bustle and completed with modern electric fireplace.

Completing the ground floor is a well-designed utility room with plenty of storage, sleek W/C and a generous double bedroom, with ensuite, ideal for guests or flexible living arrangements.

The first floor continues the home's sense of space and sophistication,

offering four further beautifully proportioned bedrooms arranged around a central landing. The principal bedroom is particularly impressive, with walk in wardrobe area and ensuite shower room. The remaining bedrooms are served by a further bathroom and balcony overlooking the rear garden.

Externally, the property truly excels. The rear garden has been thoughtfully designed as an extension of the living space, featuring a dedicated bar and BBQ area, ideal for al fresco entertaining, alongside a luxurious hot tub providing the perfect setting for relaxation. A detached garage further complements the home with off road parking for several cars.

Located on a quiet private road in the village of Reydon, approximately half a mile from the renowned coastal town of Southwold and the seafront. The popular village of Reydon provides a number of shops, public house and medical centre. Situated just a short stroll from the seaside hotspot of Southwold, the property provides a fantastic peaceful retreat away



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from the busy coastal town whilst ideally located to enjoy all the restaurants, seaside attractions and shops that it has to offer.

EPC- D

LOCAL AUTHORITY

East Suffolk Council. Not registered for Council Tax band D

SERVICES

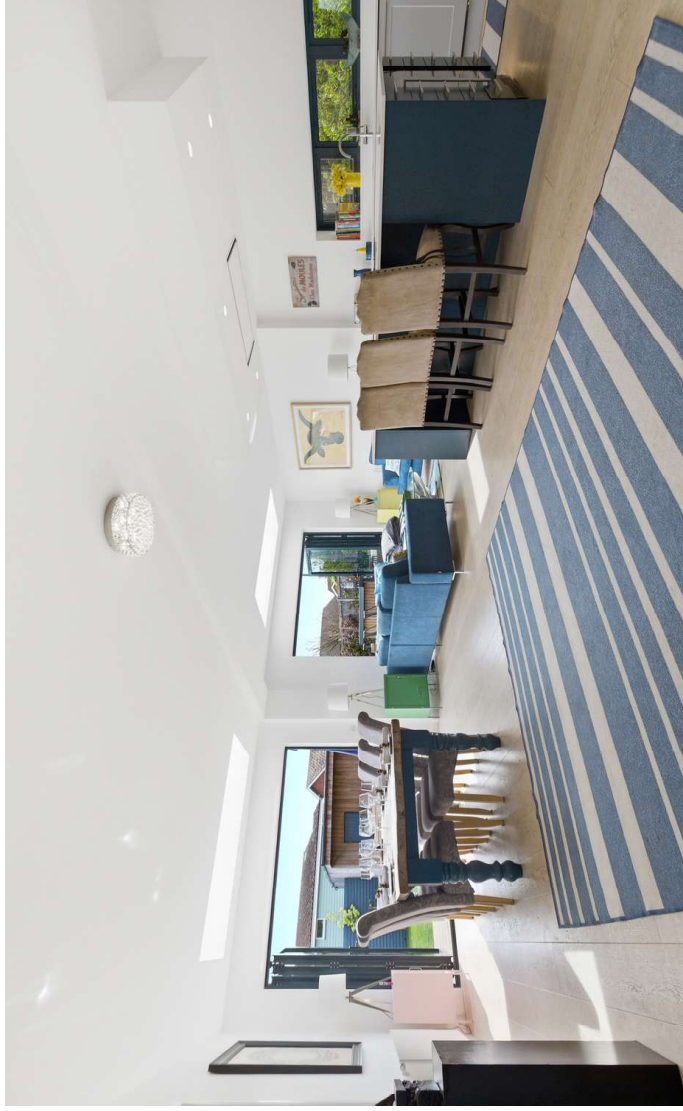
Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

TENURE

Freehold

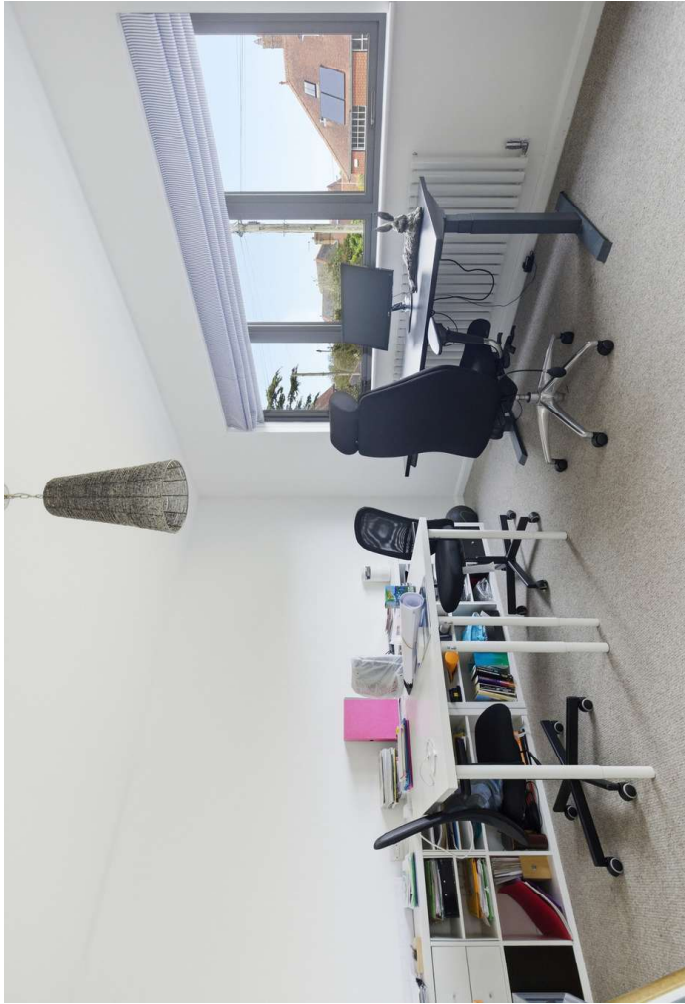
VIEWING

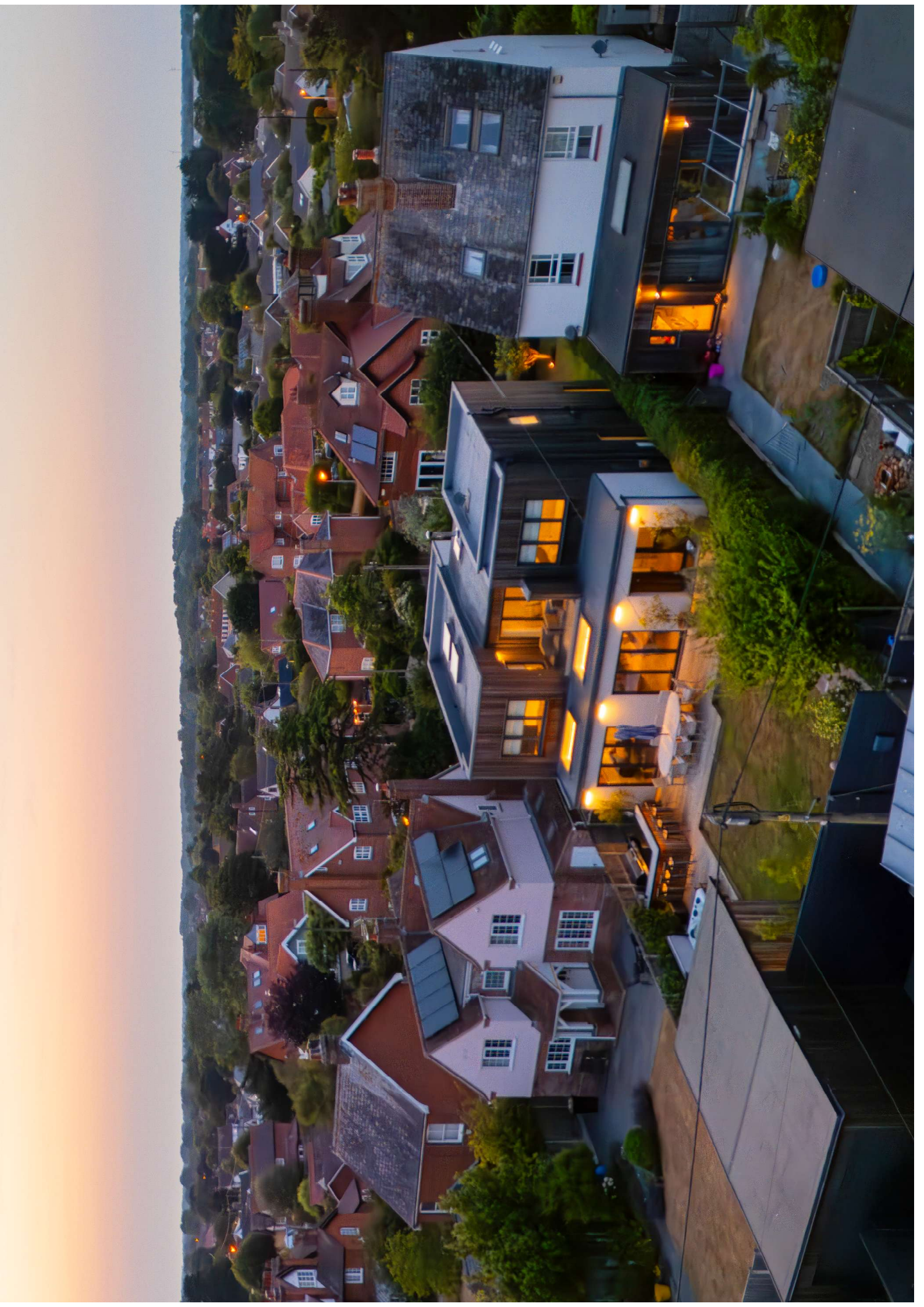
Strictly by appointment with Durrants & Knight Frank





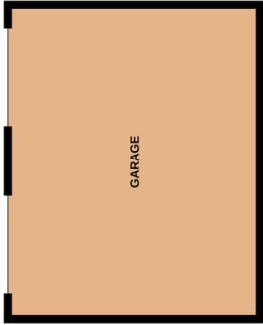
COMPLETED TO
HIGH
STANDARD



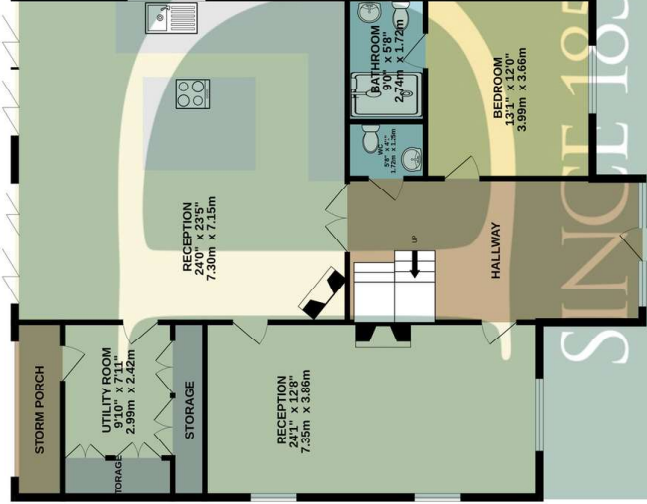


FLOOR PLAN

GARAGE
413 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
1,480 sq.ft. (137.5 sq.m.) approx.



1ST FLOOR
1,148 sq.ft. (106.7 sq.m.) approx.



DURRANTS
SINCE 1853



TOTAL FLOOR AREA : 3042 sq.ft. (282.6 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 forms are approximate and no responsibility is taken for any error, omission or misstatement. The purchaser is advised to verify the measurements and details of the property as shown on the floorplan and to satisfy themselves as to the accuracy of the same by inspection or otherwise. 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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- 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.

CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : 01502 723292

Email : southwold@durrants.com

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