



5 SHEARWATER WAY

REYDON, IP18 6GX



Situated in the popular village of Reydon, this well presented modern link-detached home offers well balanced accommodation across two floors, complemented by a single garage and a practical layout ideal for family living.

On the ground floor, the property is entered via a welcoming hallway with useful storage and a convenient cloakroom. To the front aspect, a comfortable sitting room provides a cosy yet spacious environment for relaxing and overlooks the green. To the rear, the kitchen/diner spans the width of the house, offering an excellent sociable space with ample room for both cooking and dining. A door opens out to the rear garden, allowing for plenty of natural light and an easy indoor-outdoor flow perfect for entertaining.

Upstairs, the first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobe space and an en-suite shower room. Bedroom two is particularly generous in size, while bedroom three would make an ideal guest room or home office. A family bathroom serves the remaining bedrooms, and additional storage is available from the landing.

Externally, the property is complemented by a single garage (link-detached), along with off-road

parking. The garden offers a pleasant outdoor space, suitable for both relaxation and family use.

Overall, this is a smart, modern home in a sought-after village location, well-suited to a range of buyers including families, professionals, or those seeking a well-connected coastal lifestyle. Located in Reydon, which provides a number of shops, public house and medical centre, with the coastal town of Southwold, a short walk away, offering an abundance of local shops, restaurants and coastal attraction.

TENURE - FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Band B

VIEWING

Strictly by appointment with the agent's Southwold Office.

SERVICES

Mains services are connected. (Durrant's has not tested any apparatus, equipment, fittings or services and so cannot verify they





NO ONWARD
CHAIN

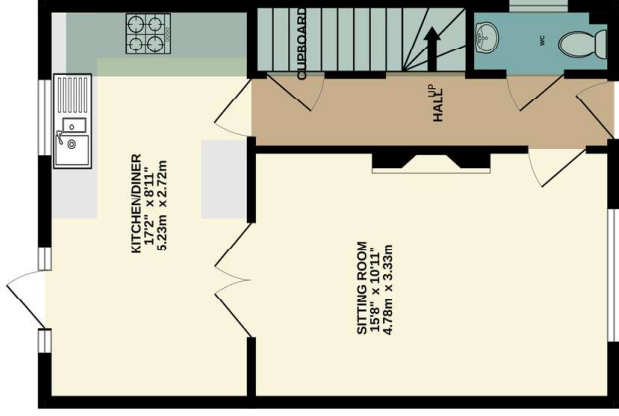




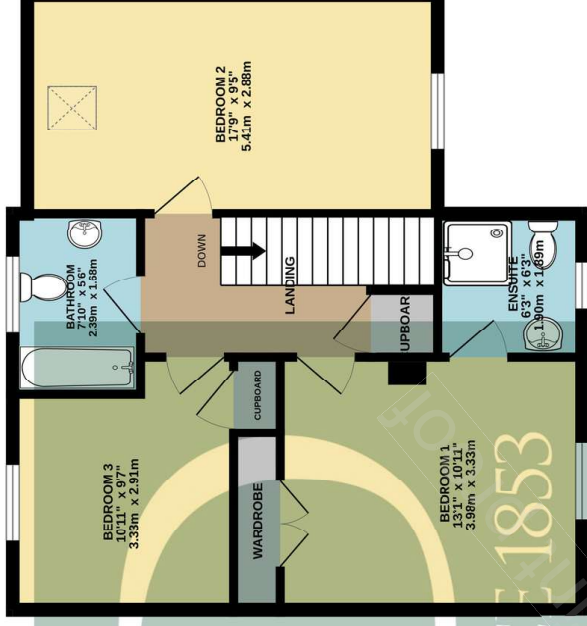


FLOOR PLAN

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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 seller does not warrant the accuracy of the floorplan and does not guarantee as to their general health or efficiency can be given.
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