



30 THE FIRS  
REYDON SOUTHWOOD, SUFFOLK, IP18 6YS

## 30 The Firs is a spacious and modern home, situated in the popular coastal village of Reydon

**Situated in the ever-popular village of Reydon, this beautifully renovated and extended three-bedroom home offers stylish, modern living with a versatile layout ideal for both family life and entertaining.**

Upon entering, a welcoming hallway leads through to a generous lounge, providing a comfortable and inviting space, complete with a charming feature fireplace. To the rear, the property opens into an impressive, extended kitchen/dining room, creating a superb hub of the home with ample space for cooking, dining, and socialising.

In addition, there are two further reception rooms, offering excellent flexibility. One serves perfectly as a utility room, while the other, positioned at the far end of the house, benefits from a log burner, creating a warm and atmospheric retreat with double doors into the garden.

The ground floor also features a useful WC, and additional storage, enhancing the practicality of the home. Upstairs, the property offers

three well-proportioned bedrooms, principal bedroom with shower ensuite and bedrooms two & three served with a further bathroom, providing convenience for family living or visiting guests.

Externally, the home continues to impress with a beautifully landscaped, south-facing rear garden. Designed to make the most of its sunny aspect, it provides an ideal setting for outdoor dining, relaxation, and entertaining. Combining modern interiors and a highly desirable village location, this superb home presents an excellent opportunity for those seeking both comfort and style in Reydon.

### TENURE- FREEHOLD

### LOCAL AUTHORITY

East Suffolk Council. Band D

### SERVICES

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

### VIEWING

Strictly by appointment with the agent's Southwold Office. 01502 723 292 [southwold@durrants.com](mailto:southwold@durrants.com)



SOUTH  
FACING  
GARDEN

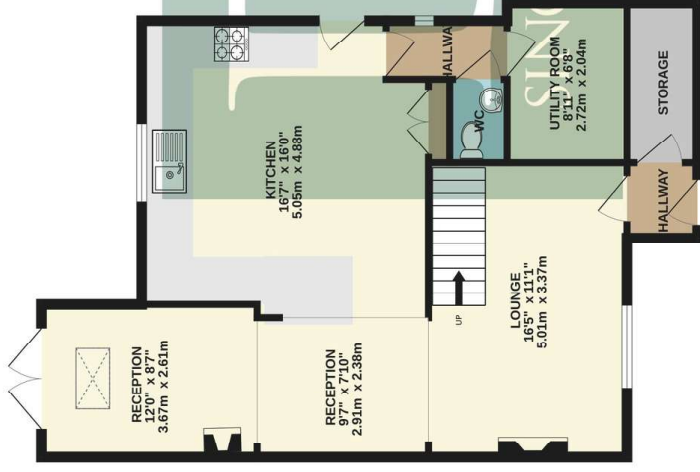




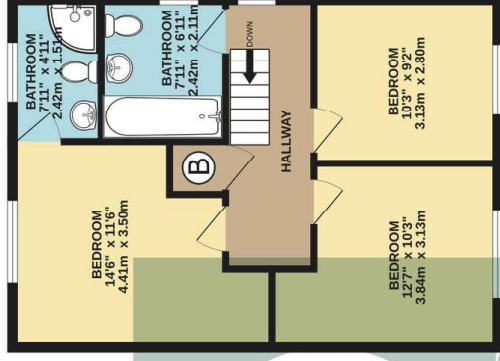


## FLOOR PLAN

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the above measurements, the purchaser should verify the accuracy of the above measurements for their own use. The purchaser should also verify the accuracy of the above measurements for their own use. The purchaser should also verify the accuracy of the above measurements for their own use. The purchaser should also verify the accuracy of the above measurements for their own use.

Issue with Metrepx 2020.

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

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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 : **01 502 723292**

Email : **southwold@durrants.com**

