

*A highly impressive two/three bedroom detached bungalow with superb open-plan kitchen/sitting/dining room, sitting within the Parish of Reydon, just 1.5 miles from the centre of Southwold.*



Guide Price

£495,000

Freehold

Ref: P7800/C

Address

16 Kingfisher Crescent  
Reydon  
Southwold  
Suffolk  
IP18 6XL



Hallway, open-plan kitchen/sitting/dining room and conservatory with utility area.

Principal bedroom with en-suite shower room and dressing or potential third bedroom. Bedroom two. Shower room. Substantial front garden with ample parking. Fully enclosed rear garden with sandstone patio, vegetable garden with raised beds. Garden shed and summerhouse.

Contact Us



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## **Location**

The bungalow is located within the Parish of Reydon which benefits from a doctors surgery, general stores, bowls club and hotel. The property is just 1.5 miles from the desirable coastal town of Southwold, with its sandy beach, pier and High Street which has boutique and national shops as well as pubs and restaurants.

## **Description**

The property is a detached bungalow understood to date from the early 1980s of predominantly brick construction under a tiled roof. In recent years it has been substantially improved and extended to create flexible living accommodation. It is understood to have been re-plumbed and re-wired, all windows were replaced, and of particular note is the open-plan kitchen/sitting/dining room and also the mahogany conservatory.

A front door leads to the hallway which has south, west and east facing windows and engineered oak flooring. Doors lead off to the kitchen/sitting/dining room, the bedrooms and shower room. In addition is an airing cupboard with slatted shelving and a radiator. The engineered oak flooring, which is in a herringbone style, continues through to the kitchen/sitting/dining room. This fantastic open-plan room is triple aspect with windows to the south, west and north. In one corner is the kitchen which has high and low-level wall units, a double electric oven, four ring gas hob, extractor fan and water softener. There are woodblock worksurfaces. In addition is a large island with integrated slimline dishwasher and built-in washing machine. This too has a worksurface and one and a half bowl stainless steel sink. There is ample space within the room for both a dining table and sofas. Bifold doors open to the conservatory. This is understood to be of painted mahogany construction and has wall to wall north and west facing windows as well as bifold doors opening to the rear garden. At one end is a utility area with sink, combi boiler and low-level wall units. From the hallway, a door leads to the principal bedroom suite. Here there is a dressing room which some may choose to use as a single bedroom if required. The room continues to the main bedroom which has south facing windows to the front and north facing French doors opening to the rear garden. A door opens to an en-suite shower room that comprises a WC, handwash basin and shower. It is fully tiled and has a skylight and towel radiator. The second bedroom can be accessed from the front hall and also via the main bedroom. This room has a south facing window to the front of the property, and built-in wardrobes with hanging rail and shelving.

## **Outside**

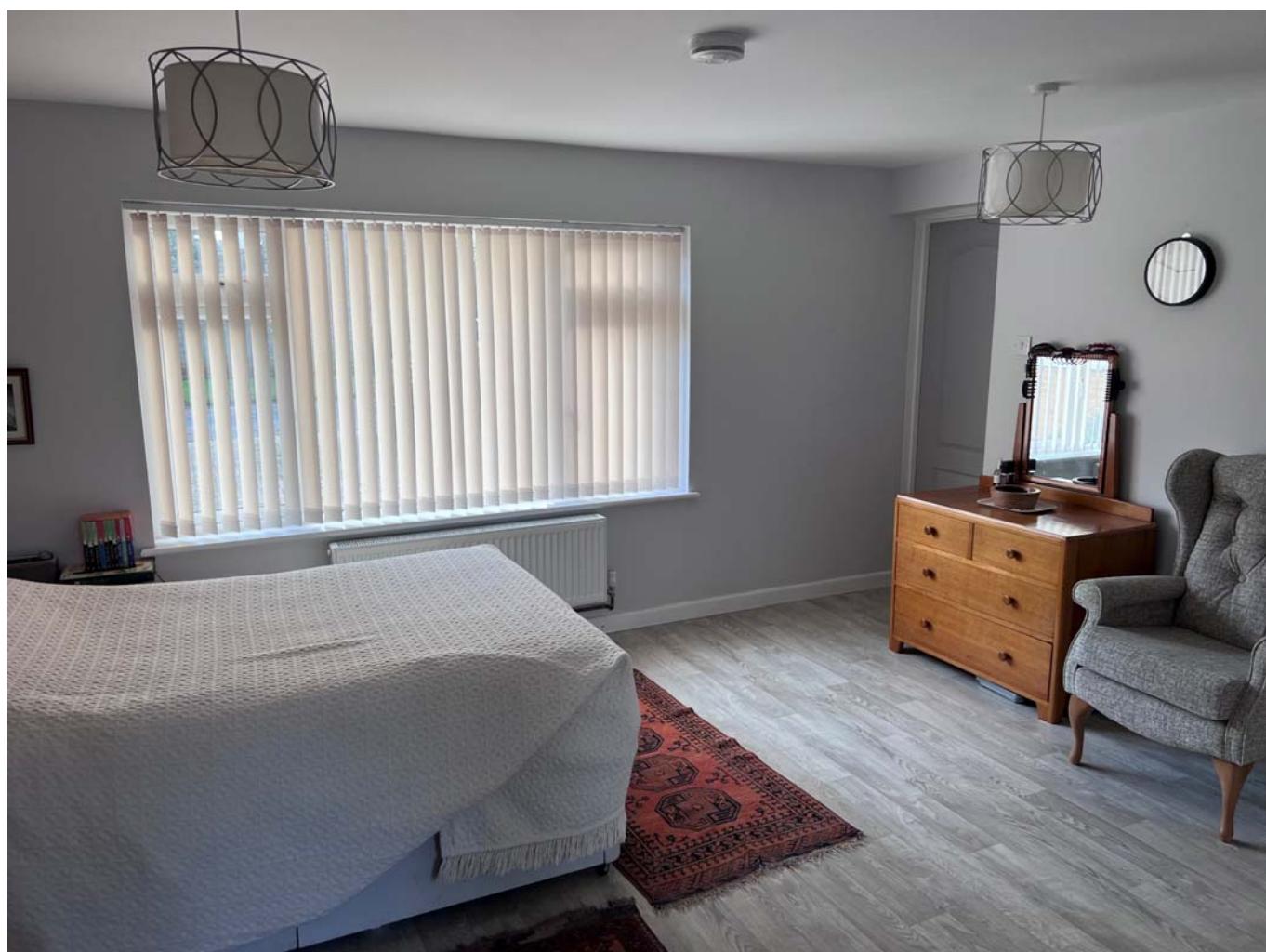
The property is approached from the road via a brick paved driveway where there is also shingle providing a substantial amount of parking. The front garden is enclosed by raised beds, and a sandstone path and a gate provides access to the fully fenced rear garden. Here there is a large sandstone patio and decked area along with a pergola with wisteria. As well as raised beds, there is a fruit garden and a large garden shed with power connected. This measures approximately 12' x 10'. There is also a summerhouse that measures 8'10 by 7'7.



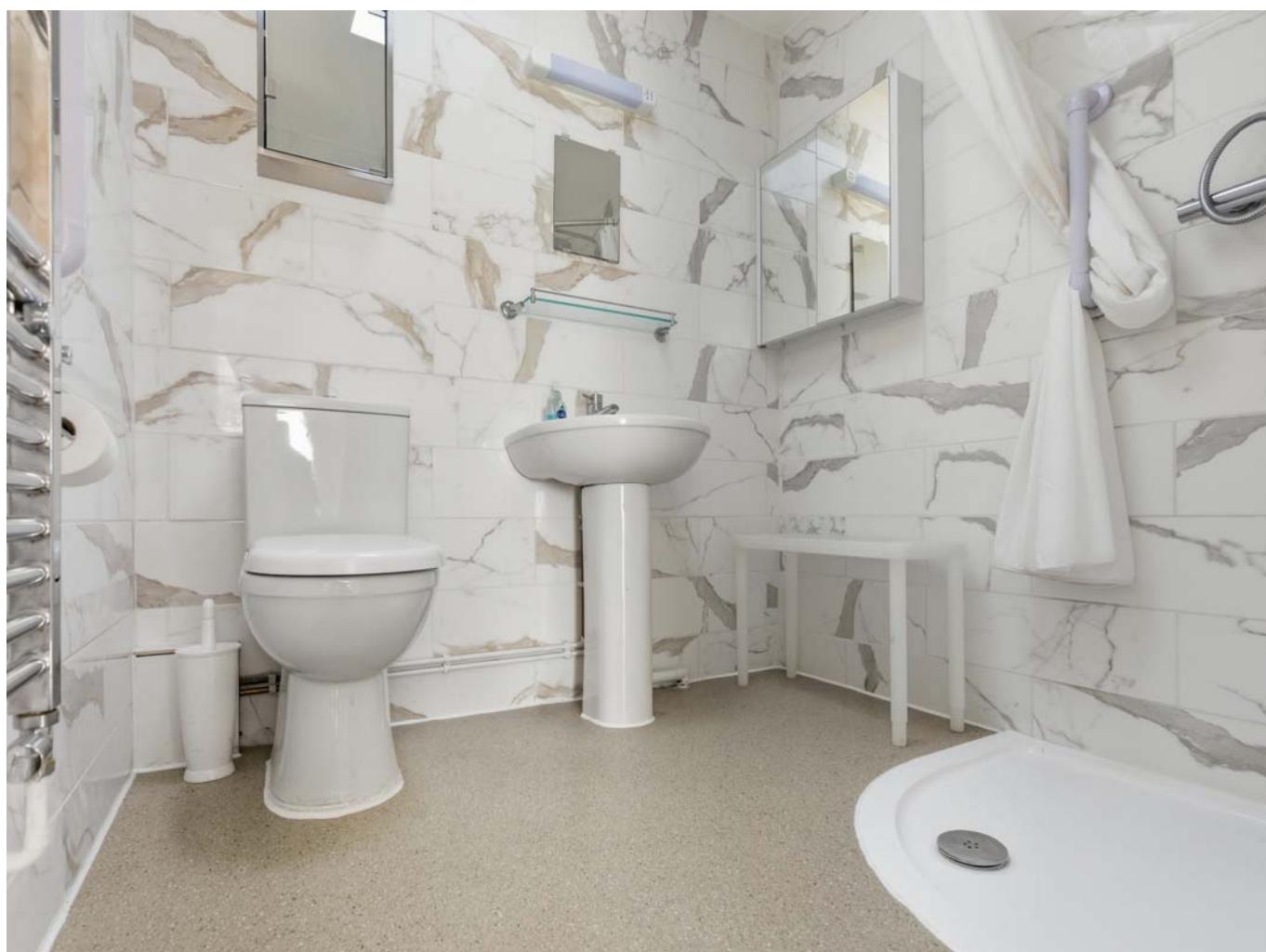


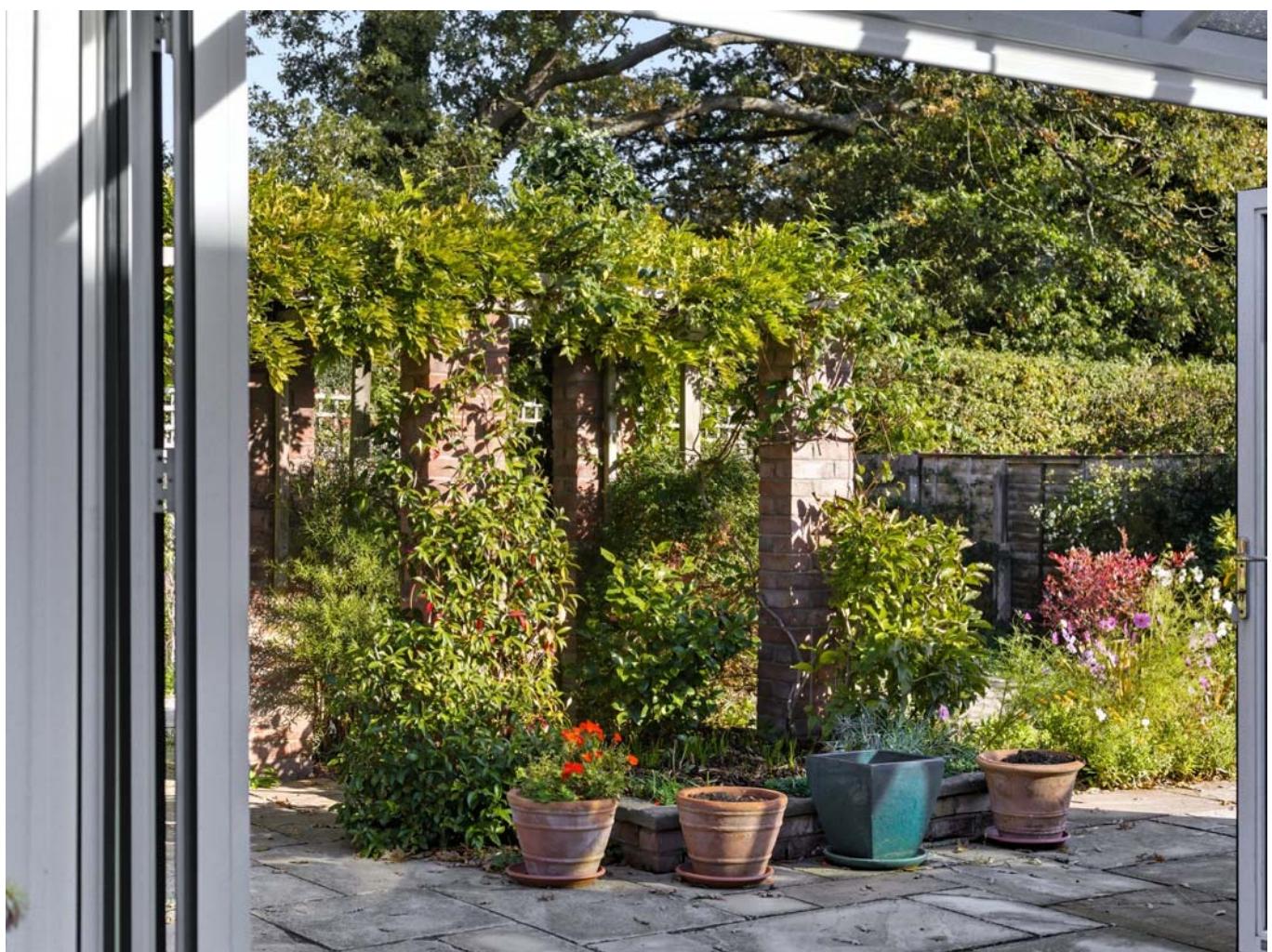








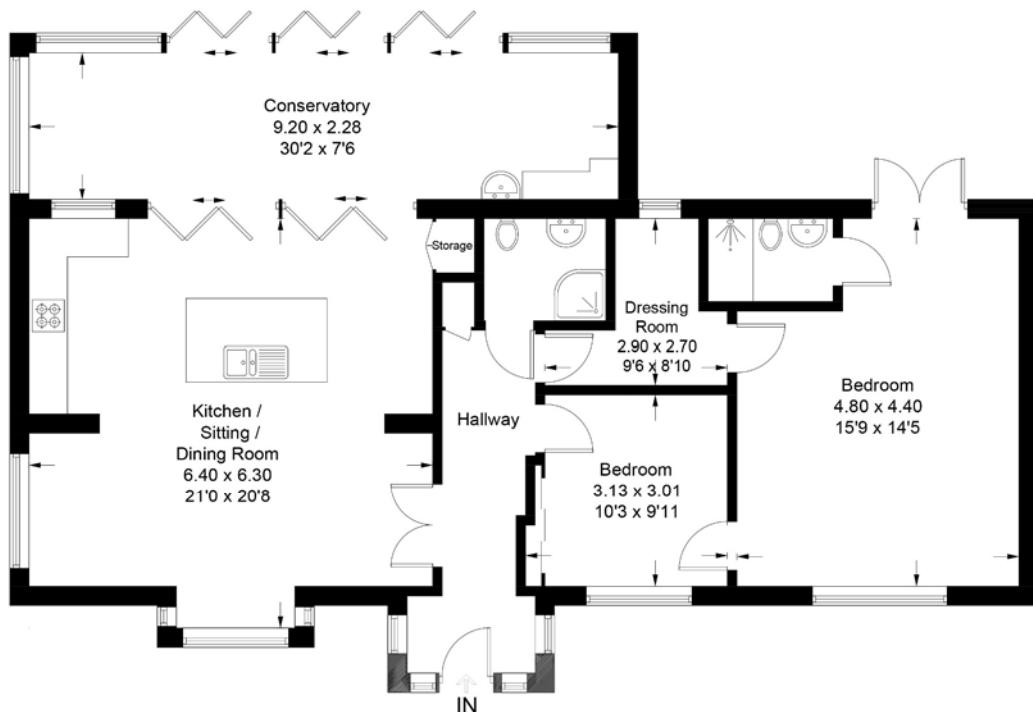






## 16 Kingfisher Crescent, Reydon

Approximate Gross Internal Area = 117.8 sq m / 1268 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Gas-fired central heating.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request).

**Council Tax** Band D; £2,155.29 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. It is understood that some of the land beyond the rear garden may in the future be developed for residential purposes. It should be noted that beyond the brick and timber boundary, there is a belt of oak trees which the vendor has informed the agent have a Tree Preservation Order upon them, offering the property significant protection.

**February 2026**



## Directions

Heading north on A12, turn right onto the A1095 towards Southwold. Entering Rayden, turn left onto The Drive. Continue along The Drive and at the T-junction, turn right onto Kingfisher Crescent where number 16 can be found a short way along on the left hand side.

What3Words: ///uptown.gazes.dusty



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