



## Reydon, Suffolk

Guide Price £425,000

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- Family Bathroom with Three Piece Suite
- Large Driveway and Garage
- NO ONWARD CHAIN
- Spacious Living Area with Wood Burner
- Modern Well Equipped Kitchen
- Three Bedrooms one with Ensuite
- Sun Room to Rear Garden

# Wangford Road, Reydon

Reydon is a popular and well-served village located just to the north of the coastal town of Southwold, offering a blend of rural charm and everyday convenience. The village provides a range of local amenities including shops, a primary school, and recreational facilities, while benefiting from excellent access to Southwold's beaches, independent shops, and renowned dining options. Surrounded by open countryside and scenic walking routes, Reydon is ideal for those seeking a peaceful village setting with the added advantage of coastal living and good transport links to nearby towns and villages.



Council Tax Band: D



## DESCRIPTION

Situated on the sought-after Wangford Road in Reydon, this beautifully presented three-bedroom detached bungalow has been thoughtfully extended and extensively updated by the current owner, resulting in a spacious and modern home ideal for comfortable living and entertaining. At the front of the property, the entrance leads into a practical utility room, providing space and plumbing for a washing machine and tumble dryer along with useful additional storage, keeping everyday essentials neatly tucked away. The heart of the home is a generous living room, featuring a charming wood burner and flowing seamlessly into a bright and airy sun room, which enjoys lovely views over the rear garden and provides an ideal space to relax year-round. The stylish, well-equipped kitchen offers a range of modern units with ample storage, integrated appliances, space for a double oven and hob, and patio doors opening directly onto the garden, perfect for indoor-outdoor living. The accommodation is completed by three well-proportioned bedrooms accessed via the central hallway. The principal bedroom benefits from a modern en-suite shower room with a contemporary three-piece suite including shower, wash basin and WC. A separate family bathroom serves the remaining bedrooms and features a three-piece suite with bath, wash basin and WC. Externally, the property continues to impress. To the front is a large driveway providing off-road parking for a car or mobile home, along with access to the garage. The rear garden is a particular highlight, private and inviting, with ample space for entertaining, additional storage, and a versatile outbuilding currently suited for use as a hobby room, studio or home office. This superb bungalow combines modern living with flexible space, all set within a desirable Reydon location, and must be viewed to be fully appreciated

## LIVING AREAS

The living accommodation is a real highlight of the property, offering generous and flexible space ideal for both everyday living and entertaining. The main living room is spacious and welcoming, centred around a feature wood burner that adds warmth and character. Its size allows ample room to comfortably accommodate both lounge furniture and a dining table, making it ideal for use as a combined living and dining area. The living room opens seamlessly into the sun room, creating a wonderful sense of flow and additional living space. Flooded with natural light, the sun room enjoys pleasant views over the rear garden and provides a versatile area that can be used as a relaxing seating space, reading room or entertaining area, with direct connection to the outdoor space.

Together, these areas form a bright, open and sociable hub at the heart of the home.

## KITCHEN & UTILITY

The kitchen is both stylish and highly practical, designed to suit modern living. It is well equipped with a range of contemporary units offering generous storage, complemented by quality work surfaces and integrated appliances, with dedicated space for a double oven and hob, ideal for those who enjoy cooking and entertaining. The kitchen also benefits from patio doors opening directly onto the rear garden, allowing plenty of natural light to fill the space and creating a seamless link between indoor and outdoor living. Further enhancing the functionality of the home is a separate utility room, located off the front entrance, providing space and plumbing for a washing machine and tumble dryer along with additional storage. This keeps laundry and household tasks neatly separate from the main kitchen area, adding to the overall practicality of the property

## BEDROOMS

The property offers three well-appointed bedrooms, all accessed via the central hallway and thoughtfully laid out to provide comfortable and versatile accommodation. Each bedroom is of a good size, suitable for a range of uses including guest accommodation, children's rooms or a home office. One of the bedrooms benefits from fitted wardrobes running across the full length of the wall, providing excellent built-in storage while maintaining a clean and uncluttered feel.

## BATHROOM & ENSUITE

The property benefits from well-presented and modern bathroom facilities, designed with both style and practicality in mind. The en-suite shower room is fitted with a contemporary three-piece suite comprising a shower tray, wash hand basin and WC, offering a private and convenient addition to the principal bedroom. In addition, there is a separate family bathroom serving the remaining bedrooms. This is also fitted with a modern three-piece suite, including a bath, wash hand basin and WC, providing a comfortable and functional space for everyday use.

## OUTSIDE & GARAGE

Externally, the property offers generous and versatile outdoor space to both the front and rear. To the front, there is a large driveway providing ample

off-road parking, with space suitable for a car or a mobile home, as well as access to the garage. To the rear, the property enjoys an inviting and well-proportioned garden, ideal for both relaxation and entertaining. The garden offers plenty of space for outdoor furniture and social gatherings, along with useful storage. A detached outbuilding provides excellent flexibility and can be used as a hobby room, studio or home office, making the outdoor space both practical and appealing.

#### **TENURE**

Freehold

#### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 20997/JD

#### **FIXTURES AND FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

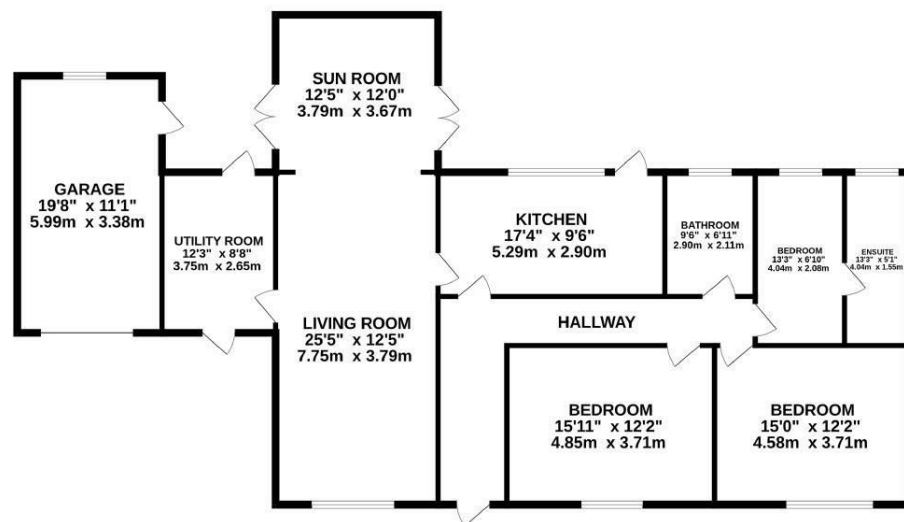
#### **OUTGOINGS**

Council Tax Band D

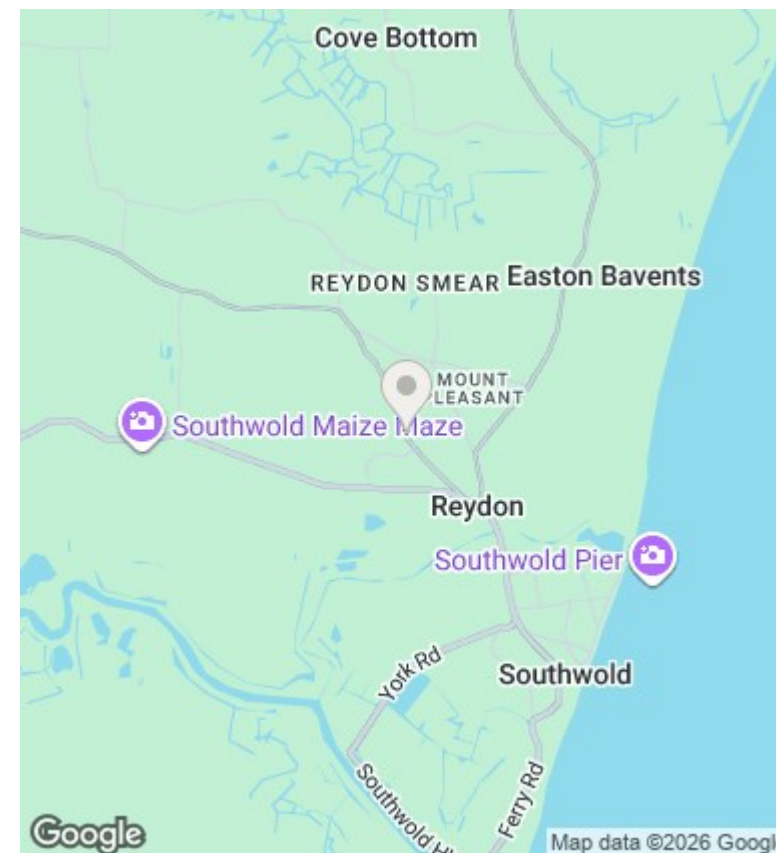




# GROUND FLOOR 1711 sq.ft. (158.9 sq.m.) approx.



TOTAL FLOOR AREA: 1711 sq.ft. (158.9 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 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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 66                      | 77        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)