

JENNIE JONES

EST. 1992

ESTATE AGENTS

**ST GEORGES LANE**

Reydon | Suffolk

**£550,000**

## 19 ST GEORGES LANE, REYDON, SOUTHWOLD IP17 1GD

Southwold – 0.8 miles

Halesworth – 9 miles

Beccles – 12 miles

- Entrance Hall ● Cloakroom ● Sitting Room ●
- Kitchen/Dining Room ● First Floor Landing ●
- Five Bedrooms ● Two Ensuities ● Family Bathroom ●
- Garage & Gardens ●

### The Property

Located on an exclusive modern development in Reydon, just moments from the seaside town of Southwold, this spacious five-bedroom home offers generous accommodation and excellent potential. The property provides a fantastic opportunity for buyers seeking a comfortable main residence, coastal retreat, or investment property.

The ground floor features a welcoming entrance hall with cloakroom, a large sitting room with doors opening onto the rear garden, and a well-proportioned kitchen/dining room fitted with a range of modern units. A useful utility/games room and integral garage provide additional flexibility for storage, hobbies, or home working.

Upstairs, there are five bedrooms, including a principal bedroom with en-suite shower room and dressing room, and guest room with ensuite shower room. The remaining bedrooms are served by a family bathroom.

Outside, the property enjoys a surprisingly good-sized rear garden, mainly laid to lawn, offering excellent outdoor space for families or entertaining. There is also off-road parking to the front and an integral garage.

## Spacious modern living close to Southwold – a versatile five-bedroom home offering excellent potential





### Location

St George's Lane forms part of a well-regarded development in Reydon, a popular village neighbouring Southwold on the Suffolk Heritage Coast. The village benefits from local shops, a pub, and a primary school, while Southwold offers a wealth of independent stores, restaurants, galleries, and its famous beach and pier.

The area provides excellent access to the A12 for Ipswich, Norwich, and London, with mainline rail services available from Halesworth or Darsham to London Liverpool Street

### Services

Mains gas, electricity, water and drainage  
Gas-fired central heating with radiators  
UPVC double glazing

### Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band E

### EPC Rating: C





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