

The Crescents, Reydon, Suffolk, IP18
6RT
Asking Price £375,000

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- Stylish Detached House
- Two Double Bedrooms
- 23ft Sitting/Dining Room
- Refitted Kitchen & Bathroom
- Integrated Kitchen Appliances
- Detached Garage
- Off-Road Parking
- Air Source Heat Pump
- Low-Maintenance Front Garden
- Established Dry Rear Garden
- Planning Permission Previously Granted



A great opportunity has arisen to purchase an exceptionally well presented two-double bedroom detached house in a popular and quiet residential cul-de-sac in Reydon. The property comes with a detached garage with off-road parking, an air source heat pump, refitted kitchen and bathroom, an established low-maintenance front garden, and an established dry rear garden.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, contemporary refitted kitchen/breakfast room with integrated appliances, 23ft dual aspect sitting/dining room, galleried landing, two well-proportioned double bedrooms, and a stylish refitted bathroom.

Planning Permission:
Planning permission has previously been granted in August 2019 for a single-storey front extension - planning reference - DC/19/2693/FUL. This expired in August 2022.

Reydon is a thriving leafy village on the outskirts of the coastal town of Southwold in Suffolk with many pathways and bridle paths in the area to explore around the Heritage Coast. Situated at the northern end of the Suffolk Coast and Heaths area of outstanding natural beauty and adjacent to the estuary of the river Blyth, Reydon is the perfect place for nature lovers. Suffolk Wildlife Trust manages two nature reserves in Reydon; the Hen Reedbed and Reydon Wood. Also nearby are Suffolk Coast National Nature Reserve at Walberswick, Royal Society for the Protection of Birds Reserve at Minsmere, and National Trust Coastal Centre and Beach at Dunwich Heath. Reydon has several convenient amenities including a village hall which is a popular hub of the community, allotments which available to rent to Reydon residents, Reydon Parish Playground, Reydon Sports & Community Centre, which was opened in 2022, and a village green.

Outside – Front: The courtyard-style front garden is well-stocked with established shrubs, complemented by a mature eucalyptus tree and olive tree. A block-paved pathway leads to the side entrance door, while a neatly panel-fenced enclosure provides discreet storage for wheelie bins.
Garage: Up and over door with power and light connected. In front of the garage is a driveway providing off-road parking.
Entrance Hall: Radiator, cupboard housing the air source heat pump controls, staircase rising to the galleried landing with understairs

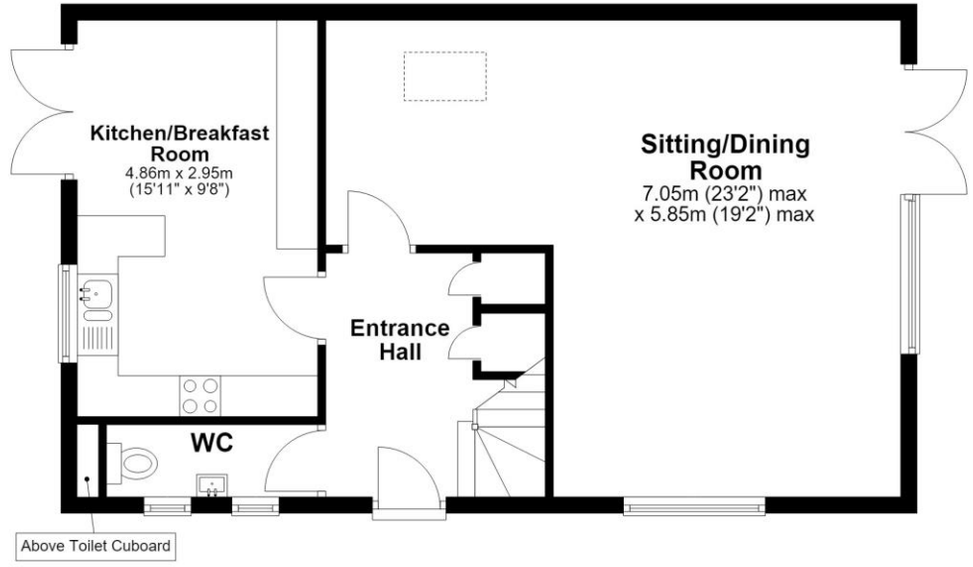




cupboard, and doors providing access to the cloakroom, kitchen/breakfast room and sitting/dining room.
Cloakroom: A two-piece suite comprising a close-couple WC and hand wash basin with tiled splashback, along with a heated towel rail, bespoke built-in storage, and two double-glazed opaque windows to the side aspect.
Kitchen/Breakfast Room: *15'11" x 9'8" (4.85m x 2.95m)* The kitchen has been refitted and provides a range of contemporary eye and base level units and drawers, square edge work surfaces with matching upstands, and a one-and-a-half bowl stainless-steel sink and drainer. All the appliances are integrated and include a fridge, freezer, washing machine, dishwasher, microwave, double oven and induction hob with Neff extractor above. A peninsular island separates the kitchen from the breakfast area where there is space for a table and chairs. Other features include a radiator, ceiling inset spotlights, double-glazed window to the front aspect, and a set of double-glazed French doors opening out to the front garden.
Sitting/Dining Room: *23'2" x 19'2" (7.06m x 5.84m)* A very light and spacious dual aspect reception room with double-glazed windows to the rear and side together with a set of double-glazed French doors opening out to the rear garden. There are three radiators and ceiling inset spotlights.
Galleried Landing: Velux window, ceiling inset spotlights, open balustrade overlooking the dining area beneath, and doors provide access to the bedrooms and bathroom.
Bedroom One: *14'1" x 14' (4.3m x 4.27m)* Double-glazed window to the rear aspect with field views, a radiator, eaves storage, and a built-in cupboard with overhead storage.
Bedroom Two: *14'2" x 9'8" (4.32m x 2.95m)* Double-glazed window to the front aspect, a radiator, eaves storage, and feature wallpaper.
Bathroom: *9'3" x 5'8" (2.82m x 1.73m)* A stylish refitted three-piece suite comprising a pedestal hand wash basin, low-level WC and bath with shower over and shower screen with aquaboarding. The bathroom also has a heated towel rail and a double-glazed opaque window to the side aspect.
Outside – Rear: The rear dry garden is a particular selling feature and is completely private. There are raised flowerbeds stocked with a variety of established flowers and shrubs together with a eucalyptus tree and productive fig tree. Within the garden is a garden room with power and light connected, an insulated shed, and a greenhouse.

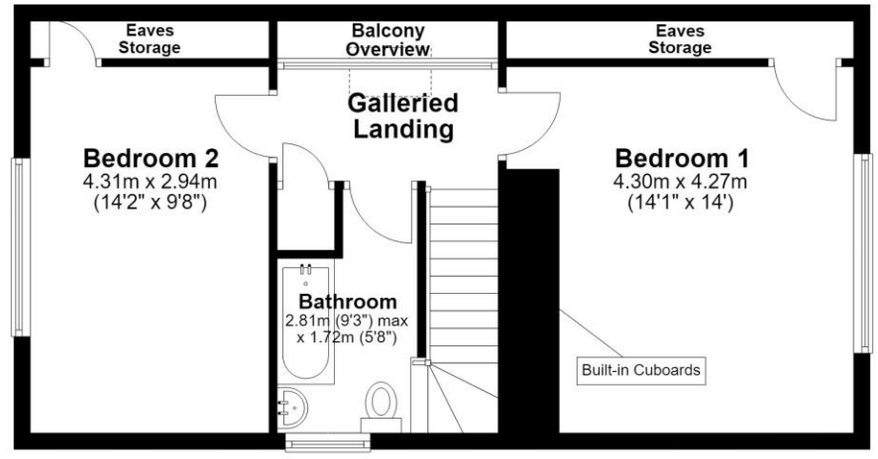
Ground Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



First Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Total area: approx. 111.0 sq. metres (1194.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band: D





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