



1 THE DRIVE
REYDON, IP18 6PN



A lovely light-filled family home on a substantial corner plot, situated in the thriving coastal village of Reydon.

Moments from charming, vibrant Southwold in the Suffolk Heritage Coast, this 3 bed delightful home boasts bright spacious accommodation, ample parking, and a sunny walled garden to the rear.

Enter the property into a fabulously light and airy, open-plan country kitchen and dining area. An ample, sociable space, it's perfectly designed for family gatherings and entertaining. Folding doors flow through to a grand L-shaped living room, which lends versatility to the space. Large French doors lead into a charming walled garden at the rear of the property, ideal for al fresco dining.

To the front of the house, a convenient utility room and separate Shower with WC is accessed off the dining room. Adjoining a light flooded sun room, with direct access to the rear garden, a double aspect third bedroom is ideal for guests, or as an annex. Upstairs, the property continues to impress with two well-proportioned bedrooms and family bathroom. The main bedroom is especially large, with built-in

wardrobes and shower, easily expanded into an ensuite.

1 The Drive is exceptionally located in enviable proximity to the coastal jewels of Southwold, Walberswick, and the sea. Easy access to Reydon's thriving community, local amenities, services, and public transport, make 1 The Drive a highly desirable home to live in, work from, relocate to, or holiday with family and friends.

TENURE

Freehold

LOCAL AUTHORITY

East Suffolk Council. Band D

EPC- D

VIEWING

Strictly by appointment with the agent's Southwold Office.

SERVICES

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



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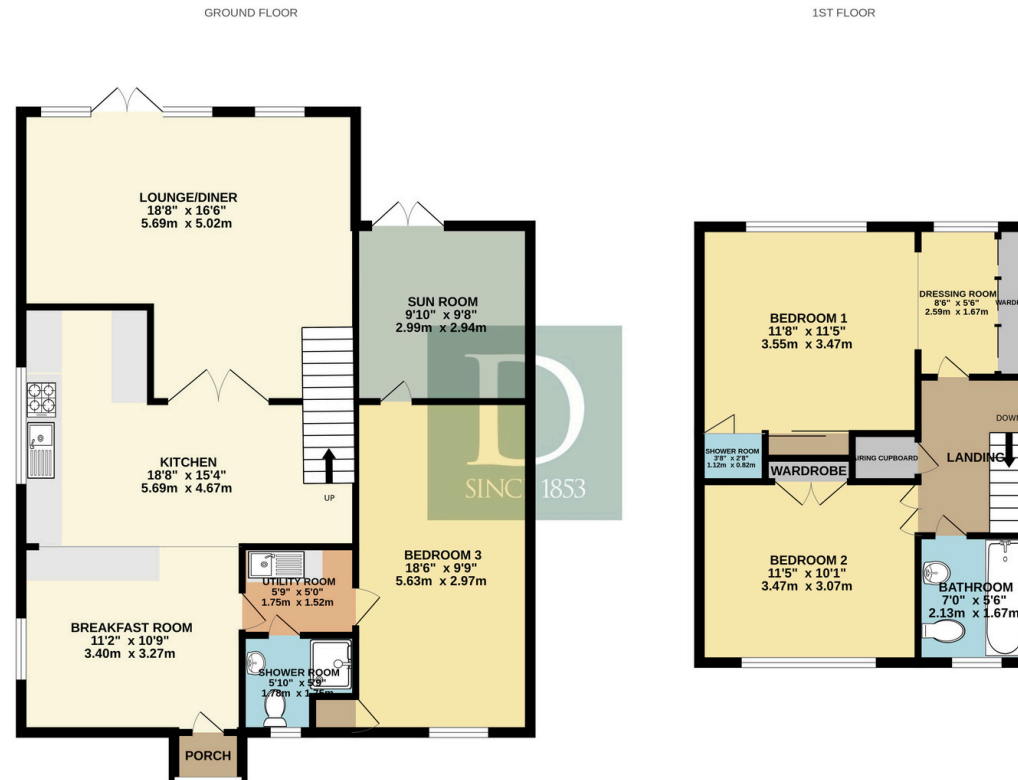


NO ONWARD
CHAIN





FLOOR PLAN



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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