



23 THE DRIVE REYDON
GUIDE PRICE £320,000 FREEHOLD

Entrance Hall Inner Hall Sitting Room Dining Room

Kitchen Utility Room Sun Room Cloakroom

Four First Floor Bedrooms Bathroom

Front and Rear Garden Single Garage

THE PROPERTY

23 The Drive is a four bedroom detached house of traditional construction in a good location.

The property benefits from light and airy accommodation, double glazing, gas fired central heating and a sun room.

The accommodation in brief comprises an entrance hall, inner hall, sitting room with wide opening to a dining room, sun room, kitchen, utility room and cloakroom. To the first floor are four bedrooms and a bathroom. There is a pretty garden to the front, driveway with parking for three vehicles and garage. An enclosed garden can also be found at the rear.

The property offers flexible accommodation and would benefit from cosmetic upgrading to most areas.

To fully appreciate the potential, early viewing is strongly advised.

LOCATION

Number 23 is situated less than a mile from the renowned coastal town of Southwold with its beach, shops, bars and cafes.

The village of Reydon provides shops, a primary school and Church. Sports facilities can be found at Felicity Sports Club at St Felix School nearby.

This property is in a sought after village location that rarely comes on to the market, opposite the village green and recently opened medical centre around the corner and the nearby Randolph Hotel offering good food and the famous locally brewed Adnams beers.

The historic town of Southwold has an excellent range of leisure facilities and amenities including, golf, bowls and sailing clubs, High Street shops, pubs and restaurants, library, primary school, dental surgery, the award winning Pier, Churches and halls.

The locality is designated an Area of Outstanding Natural Beauty renowned for its coastal and country walks. For example, only 10 minutes drive are the sandy beaches of Walberswick, forest walks of Dunwich and the award winning bird reserve at Minsmere.

DIRECTIONS

Leave the agents Southwold office and head out of town over Might's Bridge and into Reydon. Keep left on the Halesworth Road for about a half mile before taking the first right into The Drive. Follow the road round to the left and the property can be found after a short distance on the left.

ACCOMMODATION

A uPVC front entrance door with glazed panel to the side, beneath a storm porch, opens to the:-

ENTRANCE HALL

7ft x 5ft 2in.

2.12m x 1.57m

With radiator; ceiling light point; door to integral garage; glazed door with glazed side panel to:-

INNER HALL

Radiator; built in deep cloaks cupboard with light; stairs to first floor accommodation; coved and textured ceiling; telephone point; doors to utility room, sitting room and cloakroom.

CLOAKROOM

Double glazed window to side aspect; low level w.c.; wash basin; radiator; ceiling light point; fitted carpet.

SITTING ROOM

15ft x 13ft 1in. Excluding Bay

4.56m x 4.02m

Double glazed box bay to front aspect and further double glazed window to side; radiator; TV point; two wall light points; coved and textured ceiling; ceiling light point; wide opening to:-

DINING ROOM

13ft 3in x 10ft.

4.06m x 3.07m

High level double glazed window to side aspect; French doors to sun room; radiator; under stairs storage cupboard with light; coved and textured ceiling; ceiling light point; fitted carpet; door to:-

SUN ROOM

9ft 9in x 9ft 8in.

2.98m x 2.96m

Double glazed sliding patio door to garden; two double glazed windows to side aspect; radiator; two wall light points; coved and textured ceiling; fitted carpet.

KITCHEN

10ft x 9ft 6in.

3.05m x 2.89m

Double glazed window to rear aspect; 1½ bowl stainless steel sink with mixer tap; a good range of base and wall mounted units; cooker space; integrated extractor fan; fridge space; broom cupboard; work surfaces and tiled splash backs; ceiling light point; vinyl flooring; door to:-

UTILITY ROOM

8ft 1in x 6ft 3in.

2.47m x 1.91m

Double glazed window and half glazed uPVC door to rear; stainless steel sink over base unit; plumbing for washing machine; plumbing for dishwasher; space for fridge/freezer; work surfaces and tiled splash backs; coved and textured ceiling; ceiling light point; vinyl flooring; door to inner hall.

INTEGRAL GARAGE (17ft x 8ft 8in).

With power, lighting and up and over door.

FIRST FLOOR

Stairs from the inner hall lead to the:-

LANDING

With radiator; ceiling light point; fitted carpet.

BEDROOM 1

13ft 2in x 10ft 1in.

4.02m x 3.08m

Double glazed window to front aspect; radiator; built in wardrobes and dressing table; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 2

11ft x 10ft 1in. Excluding Bay

3.35m x 3.08m

Double glazed box bay to front aspect; radiator; built in wardrobe with dressing table; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 3

10ft x 9ft 8in.

3.06m x 2.95m

Double glazed window to rear aspect; radiator; loft access hatch; built in airing cupboard housing the newly fitted gas fired boiler for central heating and domestic hot water; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 4

10ft x 6ft 5in.

3.06m x 1.96m

Double glazed window to rear aspect; radiator; coved and textured ceiling; ceiling light point; fitted carpet.

BATHROOM

9ft x 6ft 3in.

2.75m x 1.91m

Two double glazed windows to side aspect; a three piece suite comprising a panelled bath with shower over; pedestal wash basin; low level w.c.; radiator; fully tiled walls; coved and textured ceiling; two ceiling light points; vinyl flooring.

OUTSIDE - Front.

A driveway with parking for three vehicles leads to the garage. The front garden is enclosed and mainly lawn with borders containing a wide variety of mixed planting and ornamental trees.

OUTSIDE - Rear.

The enclosed rear garden is mainly lawn with a wide paved patio area. There are borders containing a selection of mixed planting, a greenhouse, outside water supply and courtesy lighting.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

SERVICES

We understand all mains services are connected.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3955

AWAITING FLOOR PLAN AND
ENERGY PERFORMANCE CERTIFICATE

Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office