



**40 KINGFISHER CRESCENT REYDON  
ASKING PRICE £399,950 FREEHOLD**

Porch Sitting Room Kitchen/Dining/Sitting Area

Utility Room Cloakroom

Four Bedrooms (One with En-suite Shower) Family Bathroom

Garage Front and Rear Garden

## THE PROPERTY

Number 40 is a detached four bedroom family residence situated in a sought after location. The property has been extended and renovated in recent years to a high specification. The property has been extremely well cared for by the current owners and consequently it is in very good order throughout. Main benefits include light and airy accommodation, double glazing and a delightful family room comprising kitchen, dining and seating area.

The accommodation in brief comprises an entrance hall, sitting room, kitchen, dining and seating area, utility room and cloakroom. To the first floor are four bedrooms, one with an en-suite shower room and a family bathroom. There is a garage, off street parking, front and rear garden.

The property would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this ever popular area has to offer.

To fully appreciate the accommodation offered, early viewing is strongly advised.

## LOCATION

Number 40 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 until it meets Kingfisher Crescent. Turn left at the junction and the property can be found after a short distance on the right hand side.

The accommodation in more detail comprises:

## ACCOMMODATION

A half glazed uPVC front entrance door opens to the:-

### PORCH

With windows to front and side aspect; coat hanging space; recessed ceiling light; half glazed entrance door to:-

### SITTING ROOM

17ft 1in x 12ft 7in.

5.21m x 3.85m

Double glazed window to front aspect; radiator; TV point; telephone point; coving; ceiling light point; ample power points; fitted carpet; door to inner hall and door to:-

### KITCHEN/DINING/SITTING AREA (L-shaped).

25ft 10in x 10ft 6in and 7ft 9in x 7ft 6in.

7.88m x 3.22m and 2.38m x 2.16m.

A delightful family room, ideal for family gatherings and socialising, comprising: three double glazed windows to the rear aspect; double glazed French doors to the garden; a good range of oak fronted base, display and wall mounted units; granite work surfaces and tiled splash backs; peninsula breakfast bar; 1½ bowl stainless steel sink with mixer tap; built in Neff double oven; inset Neff gas hob with stainless steel extractor hood over; integrated Neff dishwasher; freestanding and plumbed in American style fridge/freezer; two radiators; two TV points; coving; recessed ceiling lights; ample power points; Karndean flooring.

### UTILITY ROOM

11ft 9in x 5ft 10in.

3.58m x 1.80m

Double glazed window to rear aspect; uPVC stable door to exterior; stainless steel sink with mixer tap; plumbing for washing machine; tumble drier space; extractor fan; built in cupboard housing the hot water Mega flow tank; radiator; extractor fan; coving; recessed ceiling lights; Karndean flooring; door to:

### GARAGE

With electric up and over door; window; power and lighting; wall mounted gas fired boiler for central heating and domestic hot water; water softener; storage cupboards and work surface.

### INNER HALL

Radiator; stairs to first floor accommodation; coving; ceiling light point; fitted carpet; door to:-

## CLOAKROOM

Double glazed window to front aspect; low level wc; wall mounted wash basin with tiled splash back; radiator; extractor/light; coving; wood effect flooring.

## FIRST FLOOR

Stairs from the inner hall lead to the:-

### LANDING

Velux style roof light; radiator; hatch with ladder giving access to part boarded loft with lighting; coving; ceiling light point; fitted carpet.

### BEDROOM 1

22ft x 9ft 3in.

6.70m x 2.81m

Double glazed windows to front and rear aspects; two radiators; walk in wardrobe cupboard with light; TV point; coving; two ceiling light points; fitted carpet; door to:-

### EN-SUITE SHOWER ROOM

Double glazed window to front aspect; corner shower cubicle with wall mounted shower; low level wc; wall mounted wash basin; towel radiator; fully tiled walls; extractor/light; coving; wood effect flooring.

### BEDROOM 2

11ft 10in x 10ft 7in.

3.62m x 3.24m

Double glazed window to rear aspect; radiator; TV point; coving; ceiling light point; fitted carpet.

### BEDROOM 3

11ft 8in x 9ft 2in.

3.57m x 2.80m

Double glazed window to front aspect; radiator; TV point; coving; ceiling light point; fitted carpet.

### BEDROOM 4

8ft 8in x 7ft 8in.

2.66m x 2.34m

Double glazed window to front aspect; radiator; telephone point; coving; ceiling light point; fitted carpet.

## BATHROOM

7ft 2in x 5ft 5in.

2.19m x 1.67m

Double glazed window to rear aspect; a three piece suite in white comprising a panelled bath with shower over and glass screen; vanity style wash basin with cupboard beneath; low level wc; towel radiator; extractor fan; recessed ceiling lights; fully tiled walls; wood effect flooring.

### OUTSIDE- Front.

To the front of the property is a shingle area allowing for off street parking for 2/3 vehicles. There is also an area of lawn with borders containing a variety of mixed planting. Paths to each side of the property give access to the rear.

### OUTSIDE- Rear.

The enclosed rear garden is mainly laid to lawn with borders containing a good selection of mixed planting. There is an Indian sandstone patio; exterior lighting; outside water supply; two timber garden sheds and a summerhouse.

### AGENTS NOTE

Potential purchasers should be aware that the land to the rear of the property has been earmarked for potential development. Any further enquiries can be made via East Suffolk Council.

### LOCAL AUTHORITY

East Suffolk Council.

### COUNCIL TAX BAND

D

### ENERGY PERFORMANCE RATING

C

### SERVICES

We understand all mains services are connected.

### VIEWING

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

REF: 3965