



**25 NICHOLAS DRIVE REYDON  
OFFERS IN EXCESS OF £495,000 FREEHOLD**

Detached Bungalow Situated in a Quiet Cul-de-Sac

Porch Entrance Hall Sitting Room Dining Room

Kitchen/Diner Rear Lobby Cloakroom

Two Double Bedrooms Shower Room

Front and Rear South Facing Garden Garage

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

## THE PROPERTY

A deceptively spacious detached bungalow which has been extended and is situated in a quiet location.

The property has been well cared for by the current owners and consequently it is in good order throughout.

Benefits include light and airy accommodation, double glazing, a recently fitted gas boiler and pretty gardens that have been designed for minimal maintenance.

The accommodation in brief comprises a porch, entrance hall, sitting room, dining room, kitchen with dining area, rear lobby and cloakroom. There are two double bedrooms and a shower room. The bungalow has a garden to the front, garage and south facing garden to the rear.

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

## LOCATION

The property is situated in a quiet cul-de-sac 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, Church, a recently opened medical centre and the Randolph Hotel offering good food and the famous locally brewed Adnams beers. Sports facilities can be found at Felicity Sports Club at St Felix School nearby. 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 surrounding area is a designated Area of Outstanding Natural Beauty renowned for its coastal and country walks.

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 proceed out of town over Mights Bridge and into Reydon. Take the second turning to the right, Lowestoft Road and continue for a short distance before taking a left fork into Covert Road. Turn left into Nicholas Drive and the bungalow can be found towards the end of the cul-de-sac on the left.

The accommodation in more detail comprises:

## ACCOMMODATION

A front entrance door with glazed panel to the side opens to the:-

## PORCH

With ceiling light point; vinyl flooring, glazed door with panel to side opens to the:-

## ENTRANCE HALL

With radiator; built in cloaks cupboard; further built in shelved storage cupboard; loft access hatch with loft ladder; coving; two ceiling light points; original wood block flooring.

## KITCHEN

12ft x 11ft.

3.66m x 3.35m

Double glazed windows to front and side aspects; a good range of white base and wall units; work surfaces and tiled splash backs; further original deep kitchen cupboards with storage over; inset sink with mixer tap; built in stainless steel electric oven with inset hob and stainless steel extractor hood over; fridge space; fridge space; plumbing for washing machine; water softener; wall unit concealing the gas fired combination boiler for central heating and domestic hot water; ceiling light point; vinyl flooring; door to:-

## REAR LOBBY

With double glazed exterior doors to the front and rear; built in shelved pantry cupboard with small window to front; coving; ceiling light point; vinyl flooring; door to:-

## CLOAKROOM

Double glazed window to rear aspect; pedestal wash basin; low level toilet; towel radiator; ample tiling; coving; ceiling light point; vinyl flooring.

## DINING ROOM

18ft x 11ft 4in.

5.49m x 3.45m

Double glazed windows to side and rear aspects; original fireplace with hearth; radiator; built in storage unit with shelving; TV point; coving; ceiling light point; original wood block flooring; door to:-

## SITTING ROOM

17ft 4in x 14ft 5in.

5.28m x 4.39m

Double glazed windows to rear and side aspects; double glazed exterior door; fireplace with freestanding electric fire; TV point; telephone point; ample power points; radiator; coving; shelving; wood block flooring.

## BEDROOM 1

11ft 5in x 11ft 5in.

3.48m x 3.48m

Double glazed window and door to rear garden; a range of built in wardrobe cupboards with storage over; radiator; telephone point; ceiling light point; fitted carpet.

## BEDROOM 2

12ft x 8ft 5in.

3.66m x 2.57m

Double glazed window to front aspect; radiator; built in wardrobe cupboard with storage over; ceiling light point; fitted carpet.

## SHOWER ROOM

Double glazed window to side aspect; corner shower cubicle with wall mounted electric shower; vanity style wash basin; low level toilet; towel radiator; wall mounted electric heater; fully tiled walls; coving; ceiling light point.

## OUTSIDE - Front.

The front garden has an are of lawn and borders containing a wide selection of mixed planting. There is a shingle drive that gives access to the garage which is a longer than a standard garage and has an up and over door, power, lighting, personal door and window.

There is access to the rear garden and a bin storage area to the left side of the bungalow.

## OUTSIDE - Rear.

The rear garden is enclosed, secluded and south facing. The garden has a number of specimen plants and shrubs and has been cleverly designed so weeding should be minimal. There is an area of lawn, paved patio, vegetable plot, outside water supply and a timber shed.

## LOCAL AUTHORITY

East Suffolk Council.

## ENERGY PERFORMANCE RATING

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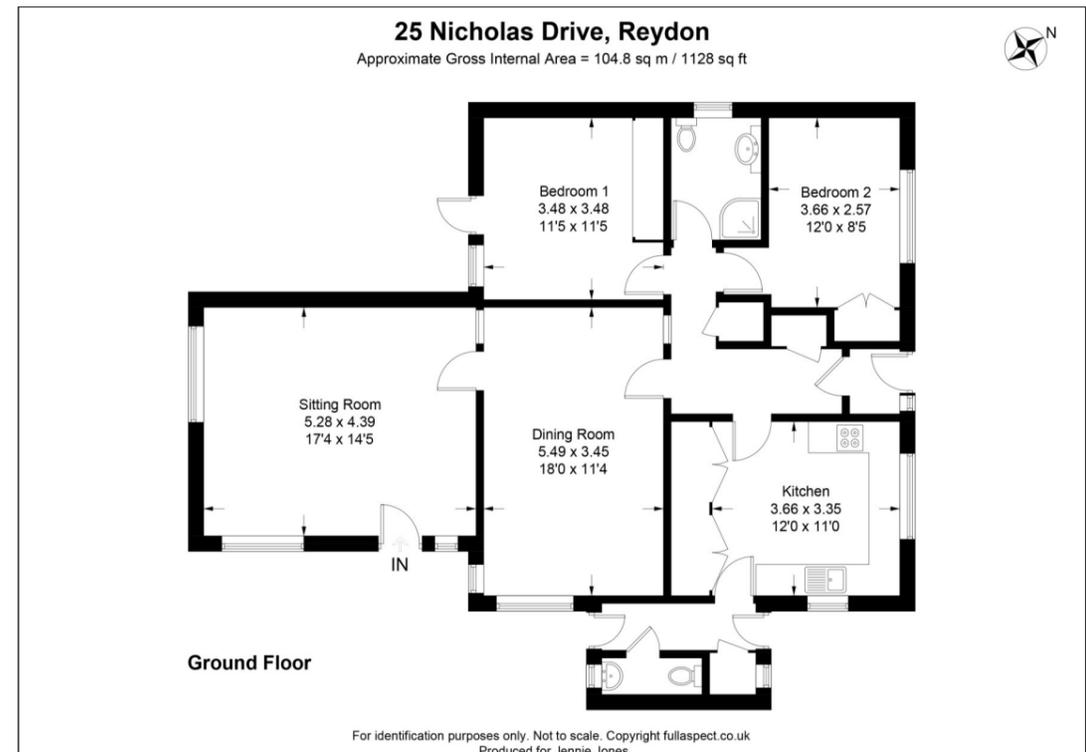
## SERVICES

We understand all mains services are connected.

## VIEWING

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

REF: 4004



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