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Fairfield Villas, Fairfield Road,
Reydon, Southwold, Suffolk, IP18 6QR
Guide Price £400,000 to £425,000

Palmer & Partners

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- Stone's Throw from Southwold & Beach
- Three Bedroom Semi-Detached House
- Two Reception Rooms
- 24ft Kitchen/Breakfast/Family Room
- Utility/Cloakroom
- First Floor Bathroom
- Detached Garage to Rear
- Potential to Convert Garage into Airbnb (STP)
- Off-Road Parking to Rear for Two Cars
- Potential for Parking to Front
- Good Size Front & Rear Gardens

A rare opportunity has arisen to purchase an extended three-bedroom semi-detached house on a quiet private road in the idyllic village of Reydon just a stone's throw from Southwold and the beach. The property benefits from good size front and rear gardens, detached garage to the rear with double driveway in front providing off-road parking for two cars with potential to create a further driveway to the front of the property, double-glazing, and gas central heating. The detached garage could be converted into an Airbnb which is something that other properties along the road have done and this would be subject to relevant planning paperwork.

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 good size garden is laid to lawn with shrub borders and is enclosed by fencing and hedgerow with a path leading to the double-glazed front door.

Entrance Hall: Exposed floorboards, radiator, stairs to the first floor, and doors into the sitting room and dining room.

Sitting Room: 15'1" x 12'11" (4.6m x 3.94m) Double-glazed bay window to the front aspect, wood burning stove, picture rail, exposed floorboards, moulded coving, and double concertina doors opening through to:

Dining Room: 13' x 12'11" (3.96m x 3.94m) Double-glazed window to the side aspect, radiator, exposed floorboards, understairs cupboard, further built-in cupboards, and door through to:

Kitchen / Breakfast / Family Room: 24'9" x 14'10" (7.54m x 4.52m) Refitted with a range of modern eye and base level units, oak work surfaces, one and a half bowl ceramic sink and drainer, and metro tile splashbacks. The range style cooker will remain which has a built-in extractor hood over and there



is space for a fridge freezer and dishwasher. There are two pull-out larder cupboards, a centre island with breakfast bar and built-in three-drawer unit, radiator, ceiling inset spotlights, and slate flooring. This room is dual aspect with double-glazed window to the rear, double-glazed door opening out to the rear garden and double-glazed sliding patio door opening out to the side, with a door through to:

Utility Room / Cloakroom: 7'3" x 6'7" (2.2m x 2m) Double-glazed opaque window to the rear aspect, space and plumbing for a washing machine, tiled floor, part tiled walls, low-level WC, and hand wash basin.

First Floor Landing: Doors to the bedrooms and bathroom and access to the loft which the Vendor has informed us has a loft ladder, lighting, and is partially boarded.

Family Bathroom: A three-piece suite comprising bath with shower over and shower screen, low-level WC and pedestal hand wash basin. There is a heated towel rail, tiled walls and floor, extractor fan, and double-glazed opaque window to the rear aspect.

Bedroom One: 13' x 13' (3.96m x 3.96m) Dual aspect with double-glazed windows to the front and side and a radiator.

Bedroom Two: 13' x 10'6" (3.96m x 3.2m) Double-glazed window to the rear aspect, radiator, exposed floorboards,

and built-in double wardrobe with overhead storage.

Bedroom Three: 9' x 6' (2.74m x 1.83m) Double-glazed window to the front aspect and radiator.

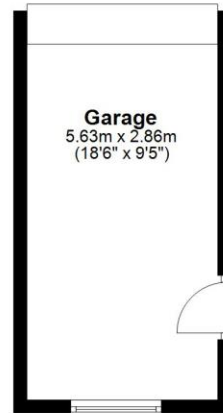
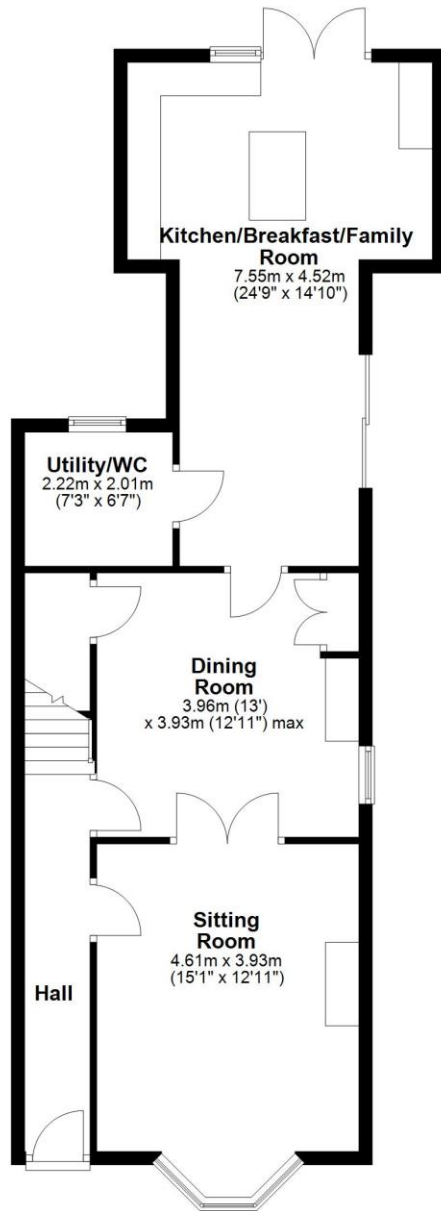
Outside – Rear: The good size garden is predominantly laid to lawn with flowerbeds and shrub borders, patio area, outside tap and lighting, door to the detached garage, and is fully enclosed by panel fencing and hedgerow with gated rear access out to the garage.

Detached Single Garage: 18'6" x 9'5" (5.64m x 2.87m) Double wooden doors providing vehicular access, pedestrian door opening out to the rear garden, single-glazed wooden window to the rear aspect, and has power and light

connected. In front of the garage is a double driveway providing off-road parking for two cars. The garage has the potential, subject to relevant planning paperwork, to convert into an Airbnb which is something that other properties along the road have done.

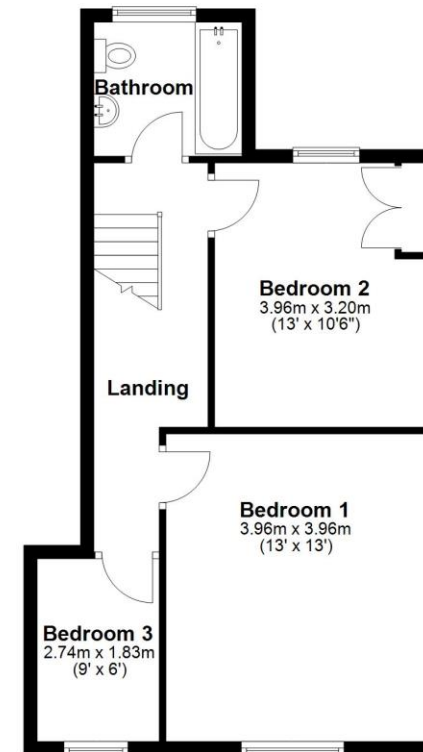
Ground Floor

Approx. 90.4 sq. metres (973.2 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Total area: approx. 138.4 sq. metres (1490.0 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

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: C



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