



1 NICHOLAS DRIVE

REYDON, IP18 6RE

An exceptional opportunity to acquire this striking brand new detached residence, beautifully designed to offer contemporary coastal living in the highly sought-after village of Reydon, just moments from Southwold and the Suffolk Heritage Coast.

Extending to approximately 2,245 sq.ft. of thoughtfully arranged accommodation, this impressive home combines modern architectural styling with spacious and versatile family living. The property is finished to a high specification throughout, featuring light-filled interiors, quality fittings and an attractive blend of rendered and timber-clad elevations.

The ground floor is centred around a stunning open-plan kitchen/reception space, creating a superb social and entertaining environment with ample room for dining and relaxed seating areas. The stylish fitted kitchen incorporates a central island and enjoys direct access to the outside.

Also on the ground floor is a generous double bedroom, good size sitting room, a contemporary shower room, separate WC and utility room.

To the first floor, a spacious landing leads to three further double bedrooms, including a principal bedroom with adjacent stunning

fitted ensuite and walk in dressing room, together with an additional family bathroom and useful storage space. Ideal for multi-generational living. Externally, the property benefits from a generous driveway providing ample off-road parking, garage and enclosed wrap around landscaped gardens.

Occupying a desirable position within Reydon, the property is conveniently placed for access to local amenities, countryside walks and the nearby coastal town of Southwold, renowned for its charming high street, beach, pier and independent shops and restaurants, a rare opportunity to acquire a substantial modern property in one of Suffolk's most desirable coastal locations.

Located on a quiet private road in the village of Reydon, approximately half a mile from the renowned coastal town of Southwold and the seafront. The popular village of Reydon provides a number of shops, public house and medical centre.



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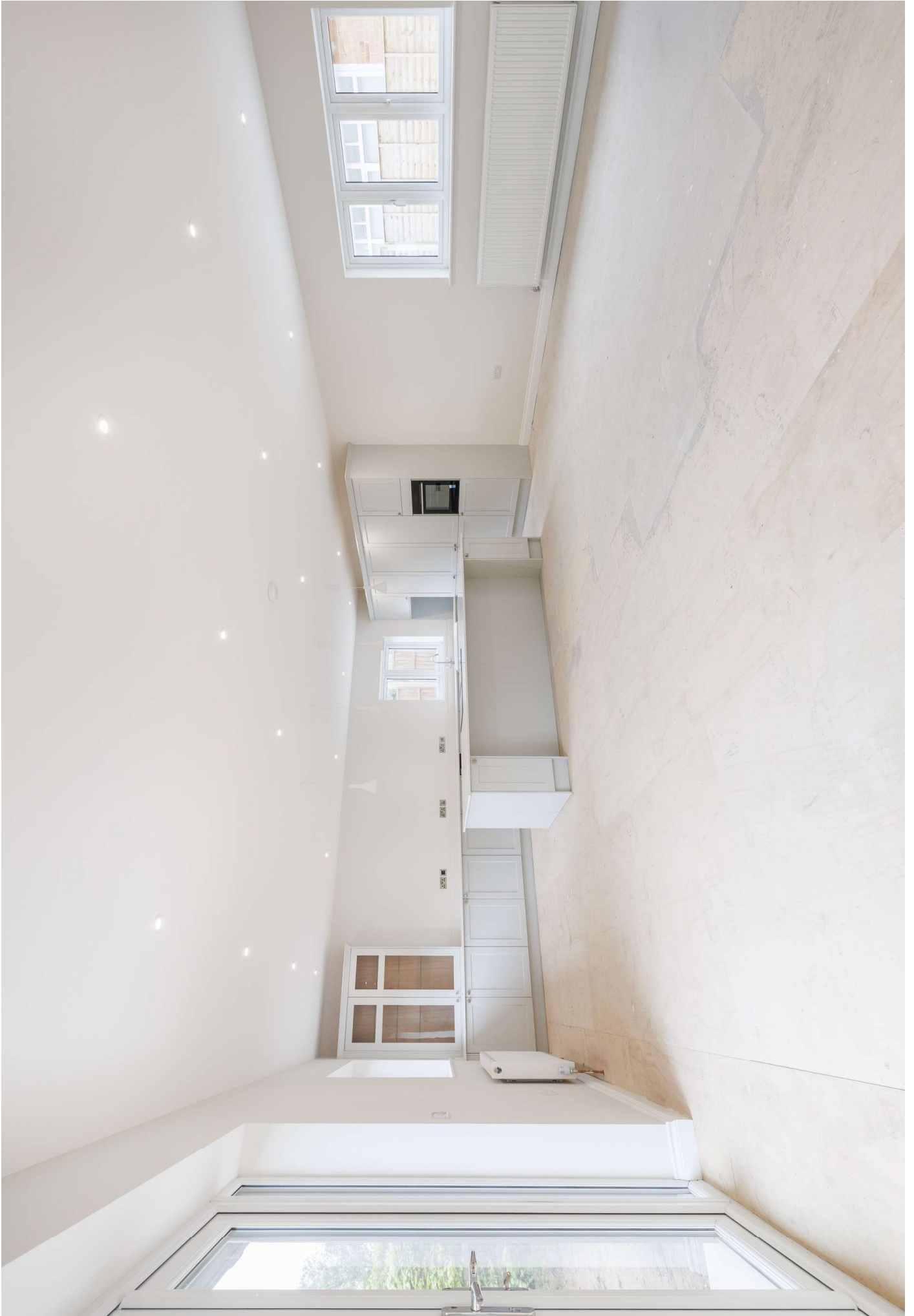


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SPECIFICATION

- Integrated hdmi cables hardwired for wall mounted TV's to remove any need for trailing cables.
- Multiple hardwired data points to every room.
- Fibre ready.
- Pre wired POE CCTV for future installation.
- Electric car charging point
- Plumbed for future provision of water softener, bypass valve installed and ready.

TENURE-

Freehold

SERVICES

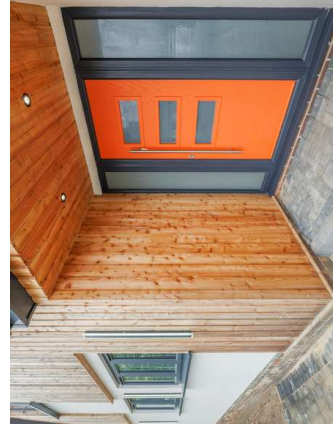
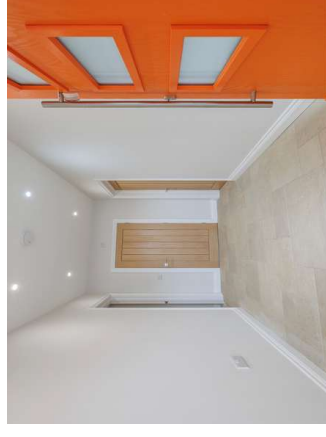
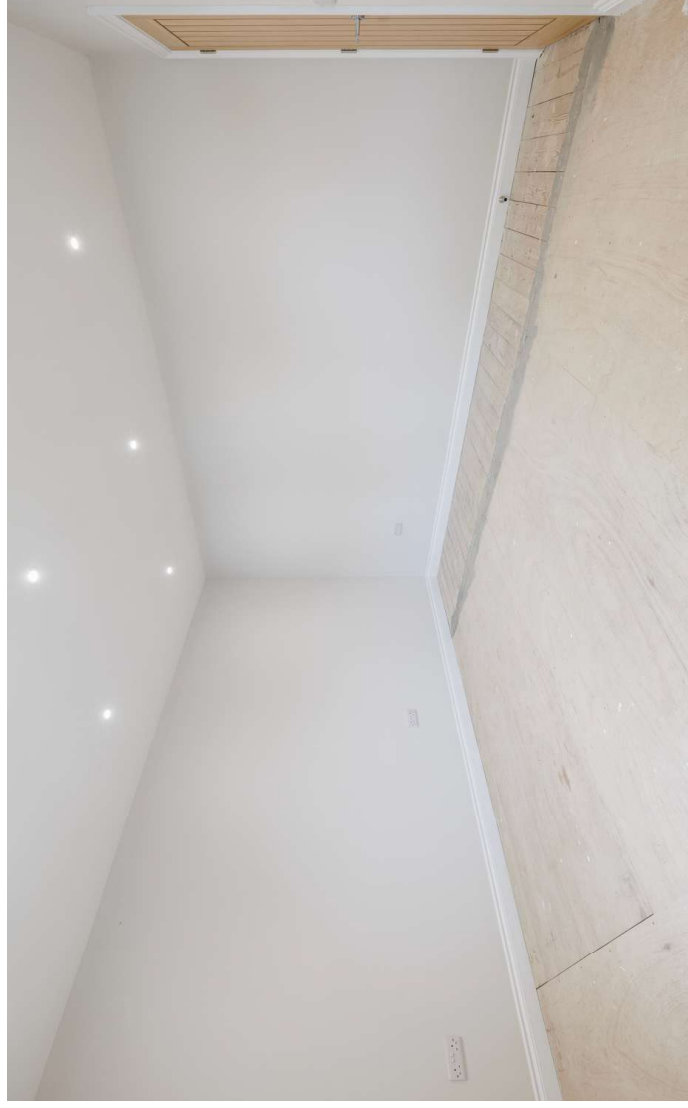
Mains services are connected (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office.

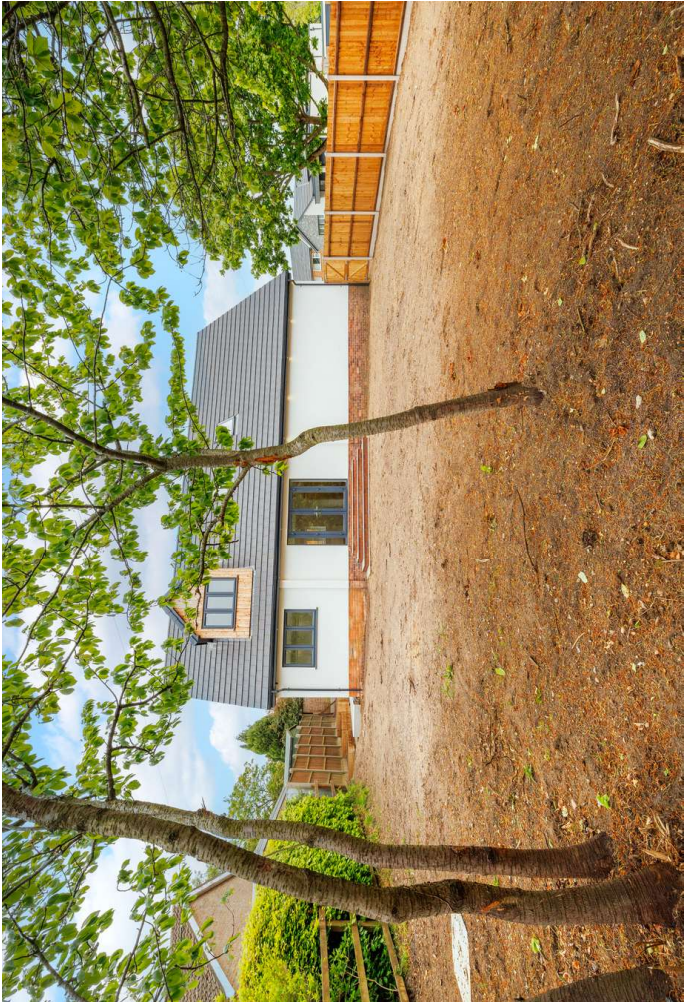
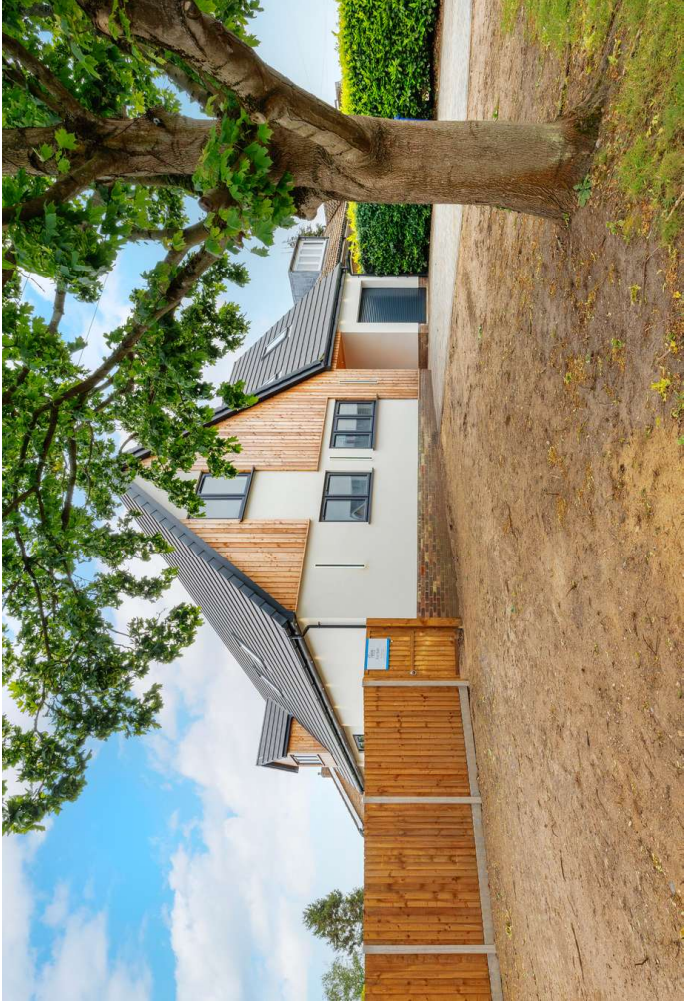
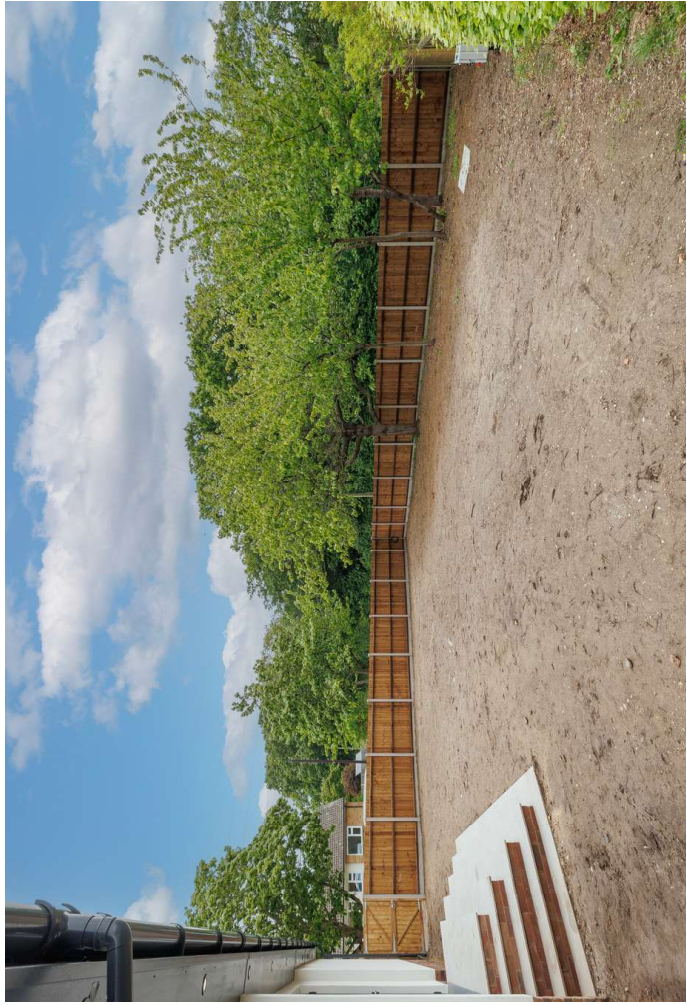
LOCAL AUTHORITY

East Suffolk Council: Band D



NEWLY
RENOVATED







FLOOR PLAN

GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.5 sq.m.) approx.

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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