



Hill Road, Reydon - IP18 6NL



Hill Road

Reydon, Southwold

This EXTENDED and MODERNISED semi-detached home offers an IMPRESSIVE BLEND of CONTEMPORARY STYLE and practical family living, with over 1,040 sq. ft (stms) of thoughtfully designed accommodation. The property welcomes you into a spacious entrance hall complete with HERRINGBONE STYLE FLOORING, leading to a ground floor W.C and FULLY FITTED UTILITY ROOM complete with appliances. The OPEN PLAN LAYOUT encompasses a dining hall area where stairs lead to the first floor, flowing into the WELL-APPOINTED KITCHEN - complete with GRANITE SURFACES and integrated appliances. The 15' SITTING ROOM features BI-FOLDING DOORS which open seamlessly to the rear garden, creating a bright and sociable space ideal for both relaxing and entertaining. A GROUND FLOOR BEDROOM offers a BAY WINDOW and seat, along with a PRIVATE EN SUITE - complete with a LARGE WALK-IN SHOWER CUBICLE. Upstairs, TWO FURTHER generous DOUBLE BEDROOMS provide comfortable retreats for the whole family, with a modern FAMILY BATHROOM, all finished to a high standard with contemporary fixtures and fittings throughout.



The property's low maintenance design, combined with its stylish interior, makes it an exceptional choice for those seeking a ready-to-move-into home. Stepping outside, the REAR GARDEN offers a private and secure environment, enclosed within attractive brick wall boundaries. The garden is laid mainly to patio, providing a low maintenance space perfect for alfresco dining or relaxing in the sun. An exterior shower and a dedicated space for a hot tub (available separately) add a touch of luxury, making this area ideal for unwinding after a long day or entertaining guests.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Modernised Semi-Detached Home
- Stunning Contemporary Finish with Open Plan Living
- Over 1040 Sq. ft (stms) of Accommodation
- 15' Sitting Room with Bi-folding Doors to Rear
- Separate Kitchen & Utility Room
- Three Double Bedrooms
- W.C, En Suite & Family Bathroom
- Low Maintenance Gardens, Parking & Driveway



Located in the popular village of Reydon which provides a number of shops, public house and medical centre with Southwold just a short walk away/ Southwold offers an abundance of local shops, restaurants and coastal attractions. Reydon is situated three miles from the A12 and therefore offers good transport links by both road and rail with a train station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

SETTING THE SCENE

With an attractive contemporary low maintenance frontage with outside power and driveway parking to the rear, the hard standing path takes you to the main entrance door.

THE GRAND TOUR

Once inside the hall entrance offers attractive herringbone style wood effect flooring and a vertical radiator. Doors lead off to the utility room and cloakroom, along with an opening to the main living space. The cloakroom offers a contemporary white two piece suite with attractive tiled splash-backs and a contemporary decor along with continued herringbone style wood effect flooring underfoot. The utility room offers well designed storage and granite work surfaces including integrated appliances, continued herringbone style wood effect flooring and a vertical radiator. The main living space is fully open plan, with a dining area and continued herringbone style wood effect flooring, vertical radiator, stairs to the first landing and built in storage below. A ground floor bedroom leads off, whilst the kitchen offers a galley style arrangement of wall and base level units with granite work surfaces and integrated cooking appliances including an inset electric hob and twin built-in electric ovens and warming drawer with a recessed extractor fan. Integrated appliances include a fridge and dishwasher with a further opening to the main sitting room. The full width run of bi-folding doors lead into the garden. This light and bright room offers continued

herringbone style wood effect flooring with ample space for soft furnishings and a dining table whilst being finished with a contemporary decoration. The ground floor bedroom offers a versatile range of uses with fitted carpet, feature window seat and bay window, built-in storage and a door to a private ensuite - finished with a contemporary modern design including a three piece suite with storage under the hand wash-basin and a large walk-in double shower cubicle including a thermostatically controlled shower. Aqua-board splash-backs can be found to the walls with a vertical radiator and recessed spotlighting.

Heading upstairs, the carpeted landing includes exposed wood stairs and balustrades with doors to two bedrooms and the main family bathroom. Both bedrooms are finished with fitted carpet, contemporary decor and double glazing, with the rear facing bedroom including built-in wardrobe. The family bathroom completes the property with a three piece suite including a shaped panelled bath with thermostatically controlled shower and glazed shower screen, aqua-board splash-backs and herringbone style wood effect flooring.

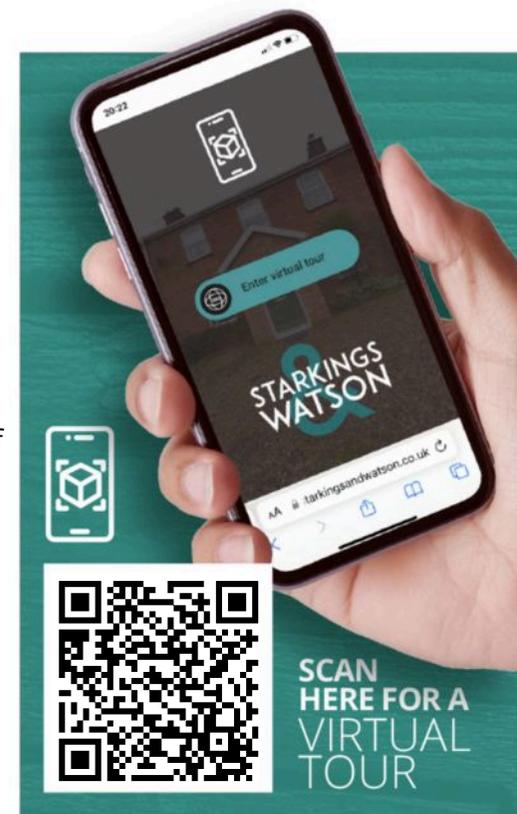
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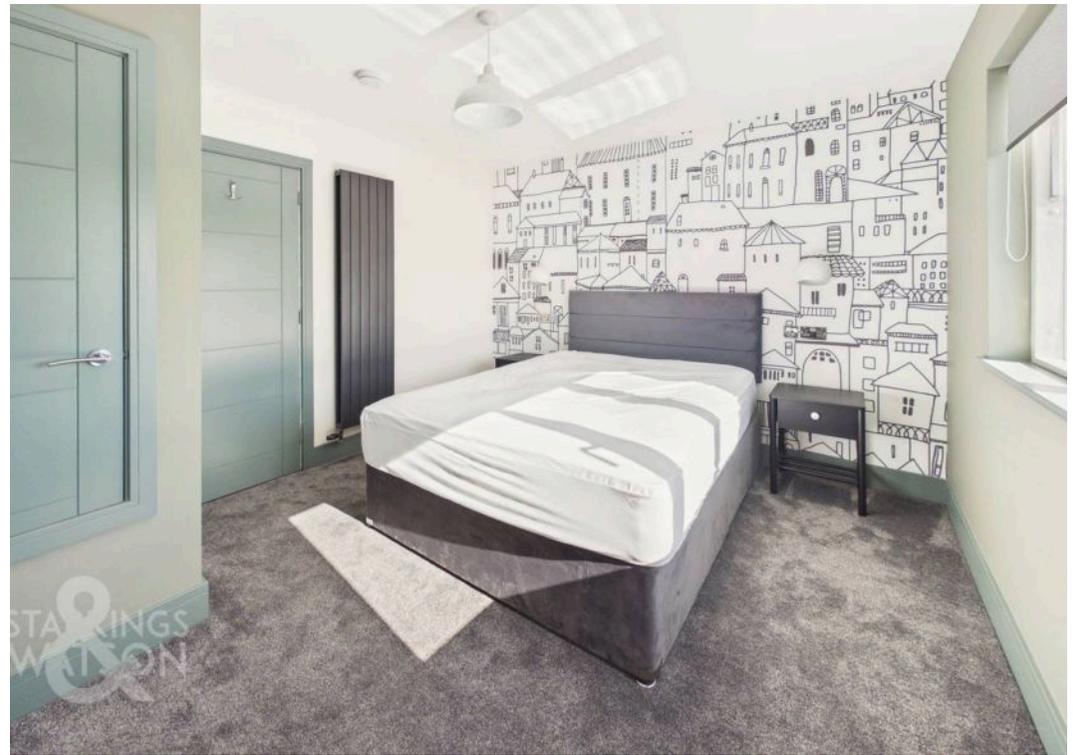
Postcode : IP18 6NL

What3Words : ///workflow.career.fruitcake

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

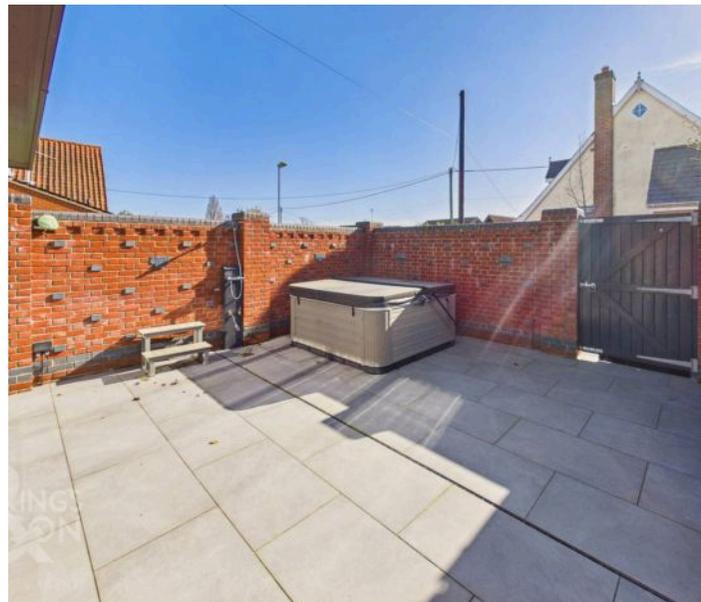


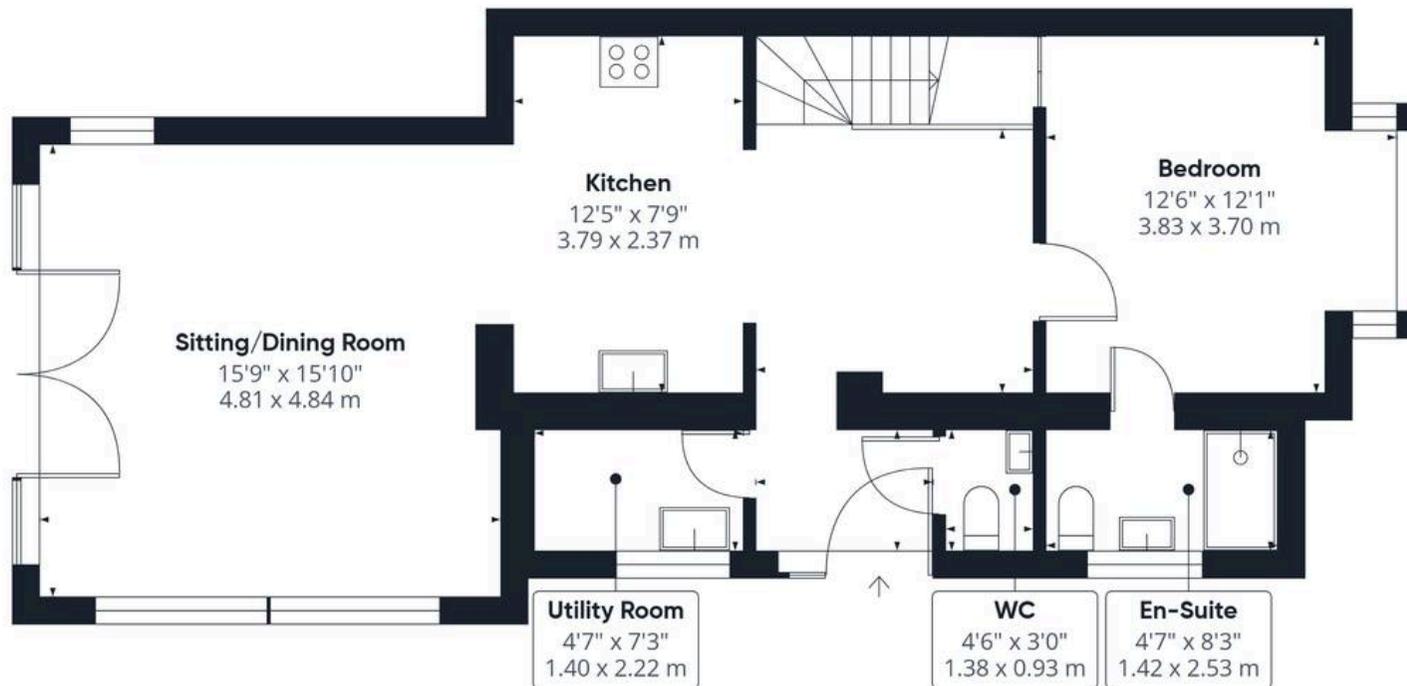




THE GREAT OUTDOORS

Heading outside the rear garden is enclosed within brick wall boundaries and being laid to patio. An exterior shower and space for a hot tub is provided, with gated access leading to the driveway parking and garage. The garage is accessed via an up and over door to front with storage above.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1043 ft²
96.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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