



14 The Crescents, Reydon

Southwold



Minors & Brady

14 The Crescents

Reydon, Southwold

A quietly positioned detached home in the heart of Reydon, this chain-free property offers an easy, well-kept way of living with generous gardens, bright interiors and practical features throughout. Set behind a wide lawned frontage with mature shrubs and a detached garage, it opens into a welcoming hallway with a cloakroom, a sociable kitchen with breakfast bar, and an open-plan living/dining space that leads into a garden-facing conservatory. Two comfortable double bedrooms and a classic bathroom complete the interior, while the private rear garden, with its sweeping lawn, established planting and defined seating areas, provides an inviting outdoor setting. With driveway parking and Southwold within easy reach, it's a well-located home offering simplicity, comfort and everyday convenience.





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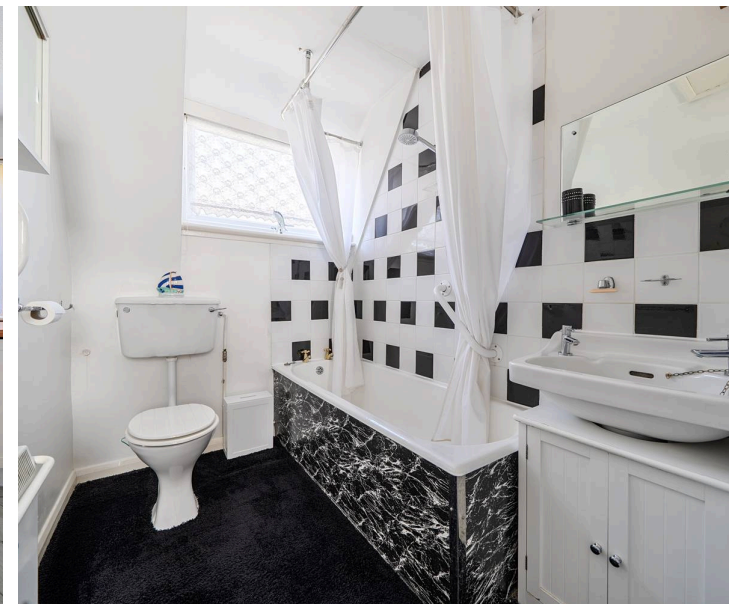
14 The Crescents

Reydon, Southwold

Reydon

The Crescents sits in a quiet residential pocket of Reydon, a well-served Suffolk village just north of Southwold, giving you a calm, community-focused setting with instant access to one of the most desirable stretches of the East Coast. Homes here are tucked among established greenery and wide, walkable streets, with the village centre only a short stroll away. Reydon offers everyday essentials including a pharmacy, a village store, a popular pub, playing fields, and direct walking routes into Southwold. Southwold itself is around 1 mile away, placing its pier, sandy beach, harbour, cafés, and independent shops within easy reach for weekend wandering or daily routines. The coastline is close enough for regular sea walks, paddleboarding, or simply enjoying the open skies that define this part of Suffolk.

For practicalities, the nearest supermarkets are Co-op Food in Reydon, Tesco Superstore in Southwold, and larger options such as Waitrose in Saxmundham and Morrisons in Beccles within a short drive. Local schooling is strong for a village of this size: Reydon Primary School is the closest, with Southwold Primary, Sir John Leman High School (Beccles), and SET Beccles School forming the wider catchment. Transport links are straightforward, regular bus services connect Reydon with Southwold, Halesworth, and Beccles, while Halesworth station (about 7 miles away) provides rail services to Ipswich, London Liverpool Street, and Lowestoft. Living in The Crescents offers a relaxed, outdoors-leaning lifestyle with the bonus of Southwold's culture, coastline, and food scene close enough to enjoy whenever you like.



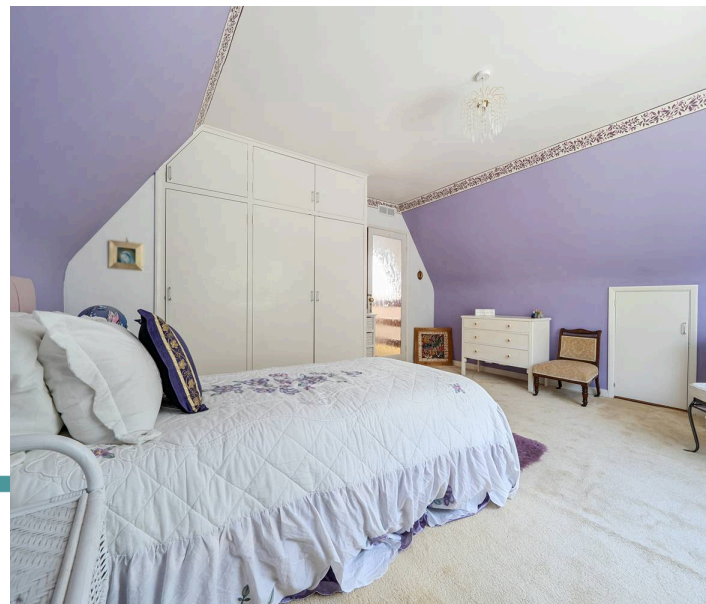
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Reydon, Southwold

A chain-free detached residence set within the Suffolk village of Reydon, this home offers an inviting setting just moments from the coastal character of Southwold. Positioned behind a generous front garden with established shrubs and a neat lawn, it presents strong kerb appeal and a sense of calm from the outset. A detached garage sits to the side, with two parking spaces directly in front.

A side porch leads into a bright inner hall, a welcoming introduction to the property, complete with a cloakroom/WC. The kitchen is arranged for everyday ease, fitted with classic cabinetry, a freestanding oven and space for appliances. A breakfast bar provides a relaxed spot for morning coffee or informal meals, keeping the room sociable and practical.

The open-plan living/dining room forms the heart of the home, offering a comfortable setting for both daily life and hosting. Natural light filters through generously, and the space extends into the conservatory, a peaceful vantage point overlooking the garden, ideal for enjoying the changing seasons.



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Reydon, Southwold

Two double bedrooms provide comfort and privacy, each offering a restful atmosphere. The bathroom features a timeless three-piece suite, maintaining a clean, classic feel.

The rear garden is a standout feature: private, well-kept and thoughtfully planted. A sweeping lawn, mature beds, tall hedging and defined seating areas create a space that encourages outdoor living throughout the year.

Situated within easy reach of Southwold's shoreline, shops and cafés, this Reydon home offers a straightforward, chain-free move and an appealing opportunity for those seeking a well-located property in a desirable coastal setting.

Agents Notes

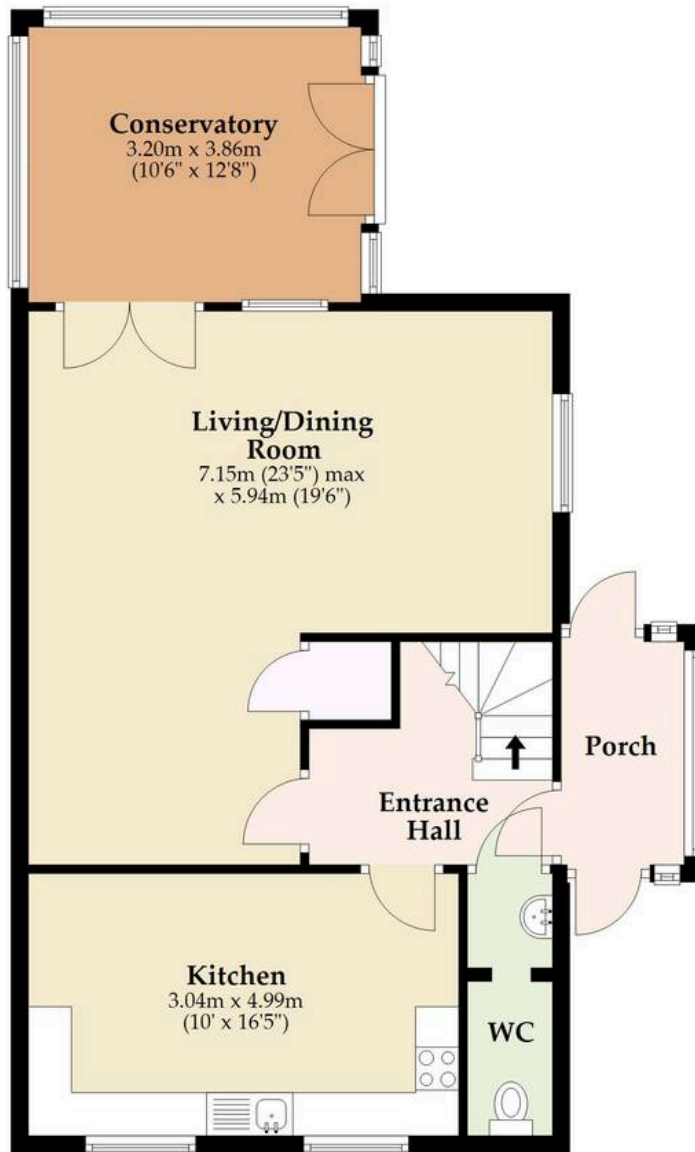
Freehold



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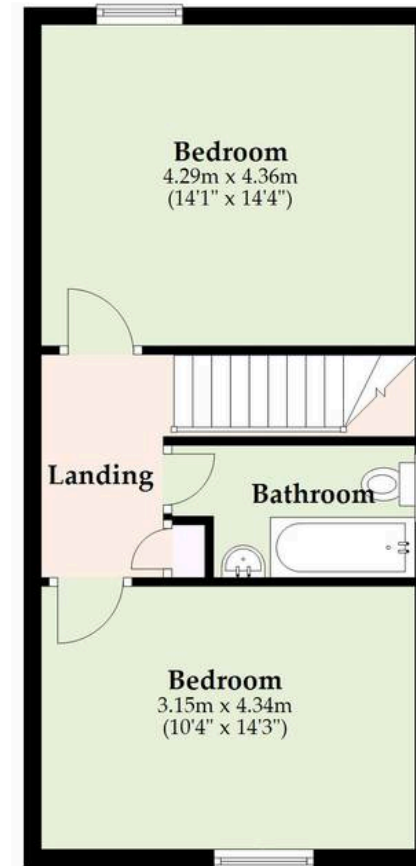
Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)
(excluding Entrance Hall, Porch)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)
(excluding Bathroom)



Total area: approx. 96.4 sq. metres (1037.3 sq. feet)

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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.

Plan produced using PlanUp.

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