



12 The Firs Jermyns Road, Reydon

Minors & Brady



12 The Firs Jermyns Road

Reydon, Southwold

Set within the highly sought-after cul-de-sac of The Firs in Reydon, this beautifully presented detached bungalow offers an exceptional combination of space, privacy and convenience. With three double bedrooms, a generous living/dining room flowing into a bright conservatory, a well-appointed kitchen, and an enclosed rear garden, the property is perfectly suited to a variety of lifestyles. A large brick-weave driveway and fully powered garage provide excellent practicality, while the peaceful setting offers a wonderful sense of seclusion. Just a short distance from the amenities of Reydon and the renowned coastal charm of Southwold, this is a rare opportunity to secure a home in one of the area's most desirable locations.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Day-to-day amenities are readily available within the village and neighbouring town. Reydon benefits from a village shop, health centre, sports and community facilities, while Southwold provides a wider selection of independent retailers, cafés, restaurants, public houses and local services centred around the High Street and Market Place. The town is also home to the renowned Adnams brewery, a popular pier, and a vibrant mix of delicatessens, galleries and boutique shops.

Families are particularly well served by the educational options available locally. Reydon Primary School is situated on Jermyns Road itself, while Southwold Primary School and Nursery offers further choice nearby. Independent education is available at St Felix School on the edge of the village, catering for pupils from nursery through to sixth form.

The location offers excellent opportunities for enjoying the outdoors. Southwold's beach, dunes and harbour are within easy reach, while nearby Walberswick provides further coastal walks and sailing facilities. The surrounding countryside is rich in wildlife and natural beauty, with Hen Reedbeds Nature Reserve, Reydon Wood and the Suffolk Coast & Heaths National Landscape all providing opportunities for walking, cycling and birdwatching. The area is also well placed for exploring the wider Suffolk coast, including Dunwich, Covehithe and Aldeburgh.

Reydon remains well connected. Halesworth railway station, approximately eight miles away, provides services to Ipswich and onward connections to London Liverpool Street, while the A12 offers convenient road links both north and south along the Suffolk coast.



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Occupying a highly desirable position within the exclusive cul-de-sac of The Firs on Jermyns Road, this beautifully presented detached bungalow offers an excellent opportunity to acquire a spacious home in one of Reydon's most sought-after residential locations.

The property is approached via a brick-weave driveway, providing ample off-road parking for multiple vehicles and leading to a fully powered garage. A neatly maintained lawned frontage creates an attractive first impression, whilst the quiet cul-de-sac setting immediately highlights one of the home's most appealing features.

Stepping through the front door, the welcoming entrance hall provides access to all principal rooms and establishes the comfortable and well-planned layout found throughout the property. The accommodation is arranged with practicality in mind, ensuring an easy flow between living and sleeping spaces.

Positioned at the heart of the home, the generous living/dining room is a wonderfully versatile reception area, perfectly suited to both everyday living and entertaining. Flooded with natural light from the large window and sliding doors, the room offers excellent proportions for a variety of furniture arrangements and provides ample space for both seating and dining areas. The pleasant outlook towards the rear garden further enhances the inviting atmosphere, creating a space that can be enjoyed throughout the seasons.



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Leading directly from the reception room, the conservatory provides an additional living area and serves as a wonderful extension of the home. Enjoying views across the garden and benefitting from direct access outside, this bright and airy room offers the ideal setting for entertaining guests or simply enjoying the changing seasons from the comfort of indoors.

The kitchen is thoughtfully designed and fitted with a comprehensive range of wall and base units set beneath extended work surfaces, providing ample storage and preparation space. An inset stainless steel sink sits beneath the window, whilst dedicated space is available for a range of appliances. A door to the side aspect provides convenient external access, making day-to-day living particularly practical. Well positioned in relation to the reception areas, the kitchen functions efficiently while remaining connected to the rest of the home.

The bedroom accommodation is equally impressive, with all three bedrooms offering comfortable proportions and flexibility to suit a variety of lifestyles. The principal bedroom is a well-sized double room enjoying a pleasant outlook and ample space for freestanding furniture. Bedroom two is another generous double room, making it ideal for family members or visiting guests. The third bedroom continues the theme of flexibility and could equally serve as a home office, hobby room or additional guest accommodation depending on individual requirements.



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Serving the bedrooms is a well-appointed shower room, finished with tiled walls and flooring for both practicality and style. The suite comprises a walk-in shower cubicle, vanity wash basin, low-level WC and heated towel rail, creating a smart and functional space for everyday use.

Outside, the property continues to impress. The rear garden is a particularly noteworthy feature, offering an excellent level of privacy and a generous amount of outdoor space. Predominantly laid to lawn, the garden provides plenty of room for gardening enthusiasts, family activities or outdoor entertaining. A paved patio area creates the perfect setting for al fresco dining and summer gatherings, whilst the enclosed nature of the garden offers both security and peace of mind. A personnel door provides direct access into the garage, adding further convenience.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 68.8 sq. metres (741.0 sq. feet)
(excluding Shower Room, Entrance Hall, Garage)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

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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