



BRAESIDE

MOUNT PLEASANT REYDON, SOUTHWOLD, IP18 6QP



A three-bedroom Reydon home that generates, stores and manages its own power. EPC B (82)

Braeside is the Reydon home for buyers who'd rather not spend their first year on upgrades.

The big jobs are done, and the EPC has climbed from C (69) to B (82). Fifteen Aiko solar panels feed a 13.5kWh Tesla Powerwall 3 battery. A Daikin heat pump delivers heating and air conditioning in the principal bedroom. A recently installed Ideal Logic Max boiler and 250-litre water cylinder. A Hypervolt EV charger sits on an upgraded 80amp supply. It's a specification you rarely find in a house of this age.

The ground floor is light, practical and easy to live in. A 25ft living room opens through French doors to the patio and garden. The kitchen is compact and fully fitted, built around an Everhot 60 electric range and a ProBoil boiling tap, with a dining area alongside. A utility room and cloakroom complete the layout, and luxury vinyl tile runs through most of the ground floor. The former garage has been converted into two rooms: one, a large, fully insulated internal utility and storage room, and

another separate garden store with its own external door.

Upstairs are three bedrooms, two refurbished bathrooms, one an ensuite shower room and the other a large family bathroom with whirlpool bath. The principal bedroom has built-in bespoke wardrobes and its own air conditioning. Whole-house water filtration, cavity-wall insulation and double glazing throughout keep the running costs down and the comfort up.

Outside, a block-paved driveway gives generous off-road parking, and the landscaped rear garden has a paved terrace.

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 c



3

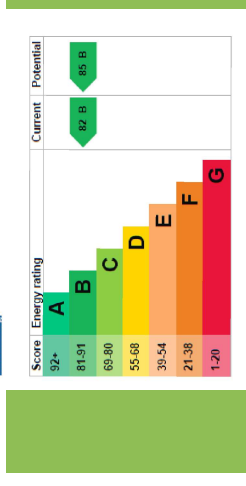


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Full solar, battery and running-cost figures are available to buyers on request





Ground Floor

1st Floor

	Approximate total area ^{a)}	Reduced headroom
Ground Floor	1592 ft ² 147.8 m ²	16 ft ² 1.5 m ²
1st Floor	1592 ft ² 147.8 m ²	16 ft ² 1.5 m ²

^{a)} Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the BICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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