



Saxmundham,

Guide Price £525,000

- No Onward Chain
- Ensuite to Principal Bedroom
- Excelled Edge of Estate Location
- Four Bedroom Detached Home
- Family Bathroom & Cloakroom
- Utility Room
- Garage & Off Road Parking
- Log Burner
- EPC - C

Warren Avenue, Saxmundham

Offering NO ONWARD CHAIN is this impressive four bedroom detached home situated in the popular town of Saxmundham. The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors, dentists, surgeries, and Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: D



DESCRIPTION

Occupying a desirable position on the edge of the sought-after Hopkins residential development in Saxmundham, this impressive four-bedroom detached home enjoys a pleasant outlook across a green open space and is just a short stroll from town centre & shops. The property is offered with no onward chain and boasts double glazing throughout. Additional features include a driveway with space for multiple cars, a tandem-length garage, and a landscaped rear garden.

ACCOMMODATION

ENTRANCE HALL

Front door leads to hallway with radiator, stairs to the first floor (with under-stairs cupboard) and doors to the sitting room, cloakroom, and kitchen diner. Cloakroom has WC & wash basin.

LIVING ROOM

A light and airy dual-aspect space with sash windows to the front and side elevation. Features include an impressive fireplace with a wood-burning stove as the room centre piece and then a radiator.

KITCHEN / DINER

Fitted with a range of base & eye-level units, sink with drainer, water softener, tiled splashbacks, integrated electric oven and gas hob with extractor, space for fridge freezer and dishwasher, tiled flooring, and two sash windows to the front and side elevation. French doors open out from here to the rear garden starting with a patio.

UTILITY ROOM

Base level units and worktop, sink and drainer, plumbing for washing machine and space for tumble dryer, wall-mounted gas boiler, extractor fan, and external door to driveway

FIRST FLOOR LANDING

Up the stairs from entrance hall, you will find loft hatch, airing cupboard, and doors to bedrooms and bathroom.

BEDROOM ONE

Sash window to the front with green views, radiator, built-in double wardrobe, and en-suite

ENSUITE SHOWER ROOM

Three-piece suite with shower cubicle, WC, and wash basin. Radiator and sash window to the front.

BEDROOM TWO

Front-facing sash window, radiator, and built-in double wardrobe.

BEDROOM THREE

Side window, radiator, and built-in cupboard.

BEDROOM FOUR

Also with a side sash window, radiator, and built-in cupboard.

BATHROOM

Suite includes a bath, WC, and pedestal basin, with half-height tiling, extractor fan, and obscured window to the rear.

OUTSIDE

A key highlight of this home is its beautifully designed rear garden. An extensive patio area extends from the back of the house, perfect for entertaining. A decorative arch and trellis lead to a more private shingled seating area, bordered by low walls. The remainder is attractively planted with established shrubs and flower beds. The garden includes an outdoor tap, lighting, access to the garage, and is fully enclosed with fencing for privacy.

The front garden is laid to decorative shingle and bordered by established hedging, with a path leading to the main entrance and

gated access to the rear garden. Tandem Garage Fitted with power and lighting, with an up-and-over door to the front and a rear pedestrian door leading into the garden.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

Tel: 01728 633777 Ref: 20907/RDB.

FIXTURES & FITTINGS

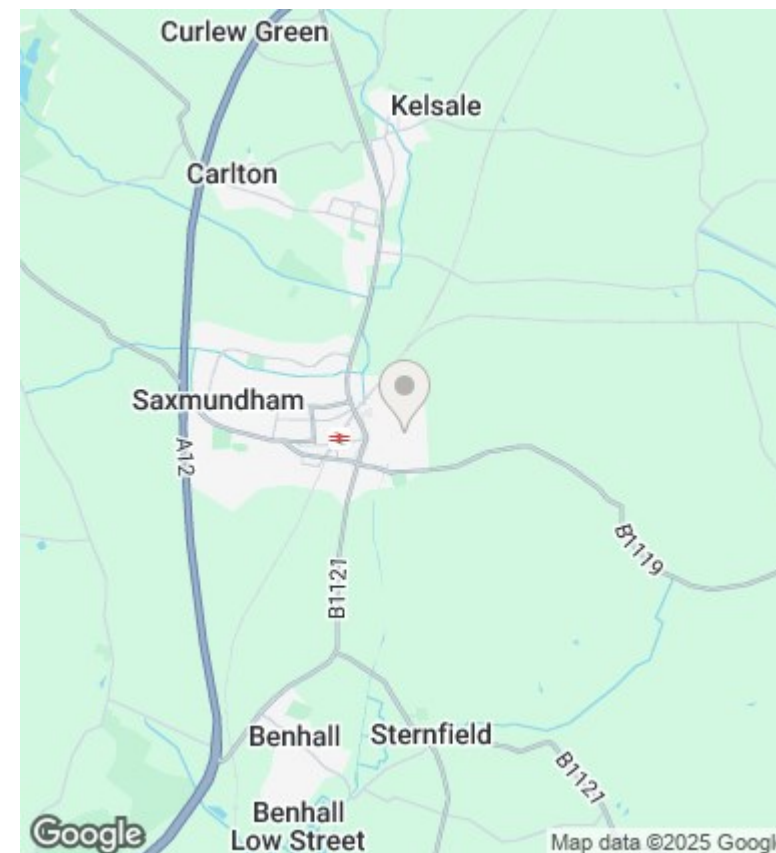
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Total area: approx. 158.0 sq. metres (1701.2 sq. feet)

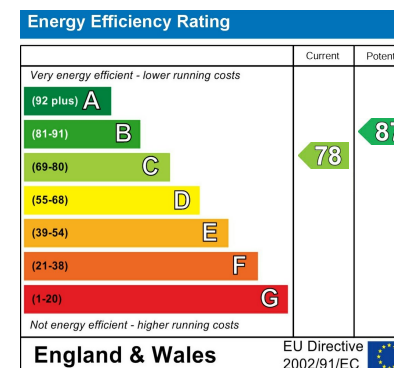


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com