



## Saxmundham,

Guide Price £280,000

- SEMI DETACHED PROPERTY
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- THREE DOUBLE BEDROOMS
- EXTENDED TO SIDE WITH SNUG/LIVING ROOM
- OUTBUILDING WITH MULTIPLE USES
- ENSUITE TO MASTER
- PRIVATE ROAD OFF ESTATE
- EPC - C

# Oakwood Park, Saxmundham

\*£280,000-£290,000 Guide Price\* This charming three-bedroom semi-detached property, nestled in a peaceful corner of Yoxford, Suffolk, is tucked away on an end plot down a private road, offering a sense of tranquillity and privacy. The home has been thoughtfully extended to the side, creating ample living space and enhancing its appeal.



Council Tax Band: C



## DESCRIPTION

Upon entry, the property boasts a spacious, open-plan living and dining area, perfect for family gatherings or entertaining guests. Adjacent to this space is a cozy snug sitting room, providing a quiet retreat for relaxation. The well-equipped kitchen is ideal for cooking, while the conservatory at the rear invites natural light into the home, offering an idyllic space for dining or enjoying the view of the private, enclosed rear garden.

The property comprises three double bedrooms, with the master featuring its own ensuite bathroom for added convenience and privacy. The family bathroom serves the other bedrooms, with a modern finish and all the amenities needed.

This property blends the charm of a rural Suffolk setting with contemporary living, making it a perfect family home.

## OUTSIDE

Outside, the property offers a driveway with a carport, ensuring secure parking. The rear garden is fully enclosed, providing a private outdoor space for enjoyment. Additionally, there is an outbuilding currently used as a workshop, offering excellent potential for a variety of uses.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Main gas, electricity, water and drainage

## VIEWING ARRANGEMENTS

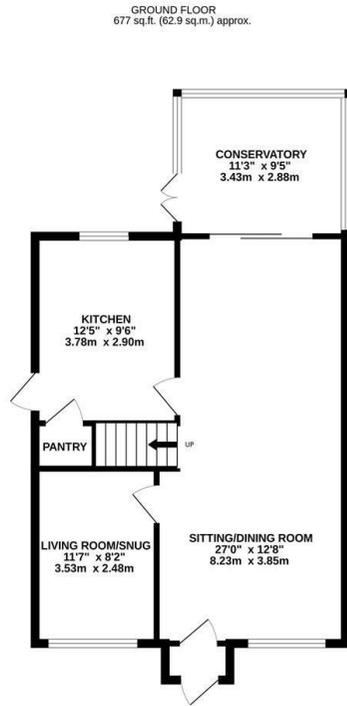
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20701/RDB

## FIXTURES AND FITTINGS

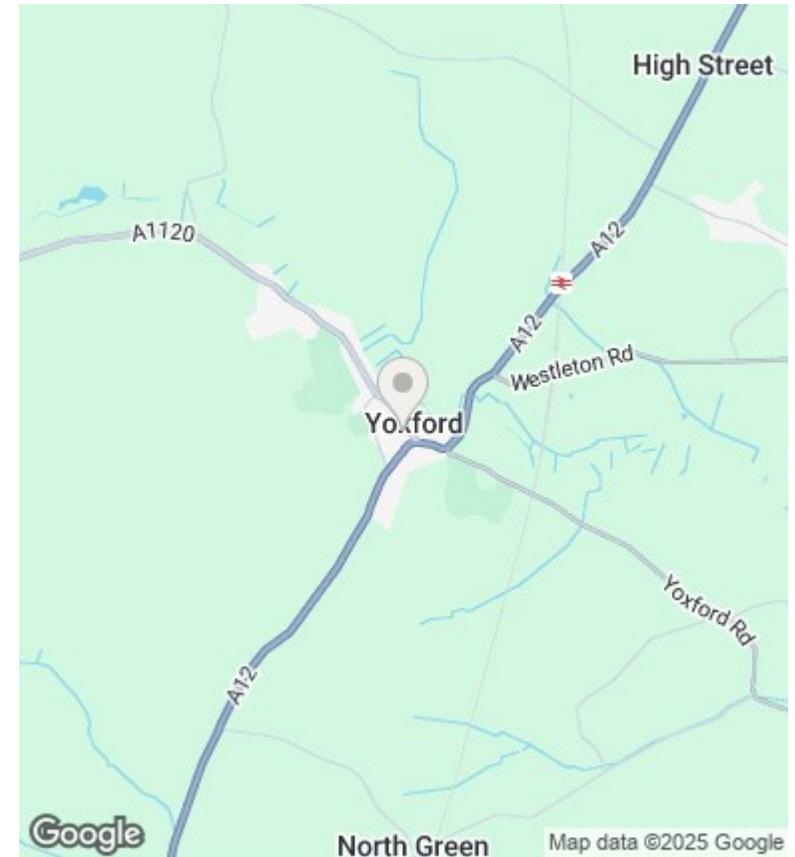
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TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.  
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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)