



## Saxmundham,

Guide Price £285,000

- No Onward Chain
- Off Road Parking for Multiple Cars
- Kitchen Diner
- Three Bedrooms
- Large Corner Plot
- EPC -
- Field Views
- Peaceful Location

# Millfields, Saxmundham

A very popular village, Peasenhall sits astride the Yoxford to Stowmarket road and has a variety of shops in its centre, post office and a delicatessen with a Royal seal of approval. The A12 Great Yarmouth to London road is easily accessible at Yoxford about three miles to the east and the market town of Saxmundham, which lies about five miles south, has a good range of shops including Waitrose and Tesco supermarkets and a railway station which gives both direct and connecting services via Ipswich to London Liverpool Street.



Council Tax Band: B



## Tenure

Freehold

## Outside

The property offers ample off-road parking for multiple vehicles, with further potential to extend the driveway if desired. The attractive frontage is mainly laid to lawn with a pathway leading to the entrance.

The beautifully landscaped rear garden is a standout feature, wrapping around the south and east sides of the property to create an impressive outdoor space. Contemporary decking has been thoughtfully positioned in several areas, providing ideal spots for outdoor dining, entertaining, or simply relaxing.

A built-in seven-seater hot tub is perfectly integrated into the decking, allowing you to enjoy the peaceful surroundings and make the most of the stunning garden.

Additional features include a picturesque pond and a substantial storage shed with multiple sections and an electricity supply, offering excellent storage and workshop potential.

## Living Room

A welcoming porch with fitted coat hooks and a shoe rack leads into the spacious living room. This bright, dual-aspect space benefits from double glazed windows to the front and side elevations, allowing plenty of natural light to flood the room. There is also a useful understairs storage cupboard and a staircase rising to the first-floor landing.

## Kitchen Diner

The well-appointed kitchen features a range of wall and base units and opens seamlessly into a generous dining room extension, creating a superb open-plan living and entertaining space. Patio

doors provide direct access to the rear decking and beautifully maintained garden.

## First Floor Landing

With doors leading to all three bedrooms and the family bathroom, together with a loft hatch providing access to the roof space

## Bedroom One

A spacious double bedroom with a double glazed window overlooking the front aspect. An airing cupboard houses the plumbed immersion tank, now serving as a secondary hot water system alongside the modern combination boiler.

## Bedroom Two

A generous double bedroom enjoying attractive views over the rear garden through a large double glazed window.

## Bedroom Three

A further double bedroom boasting stunning open field views, creating a peaceful and scenic outlook.

## Bathroom

The family bathroom is fitted with a panelled bath with overhead shower, wash hand basin, WC, heated towel rail, and a frosted double glazed window providing natural light and privacy.

## Outgoings

Council Tax Band Currently B

## Services

Oil-fired central heating via an external boiler. Mains water, electricity, and drainage are connected

## Viewing

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

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 633777

## Fixtures & Fittings

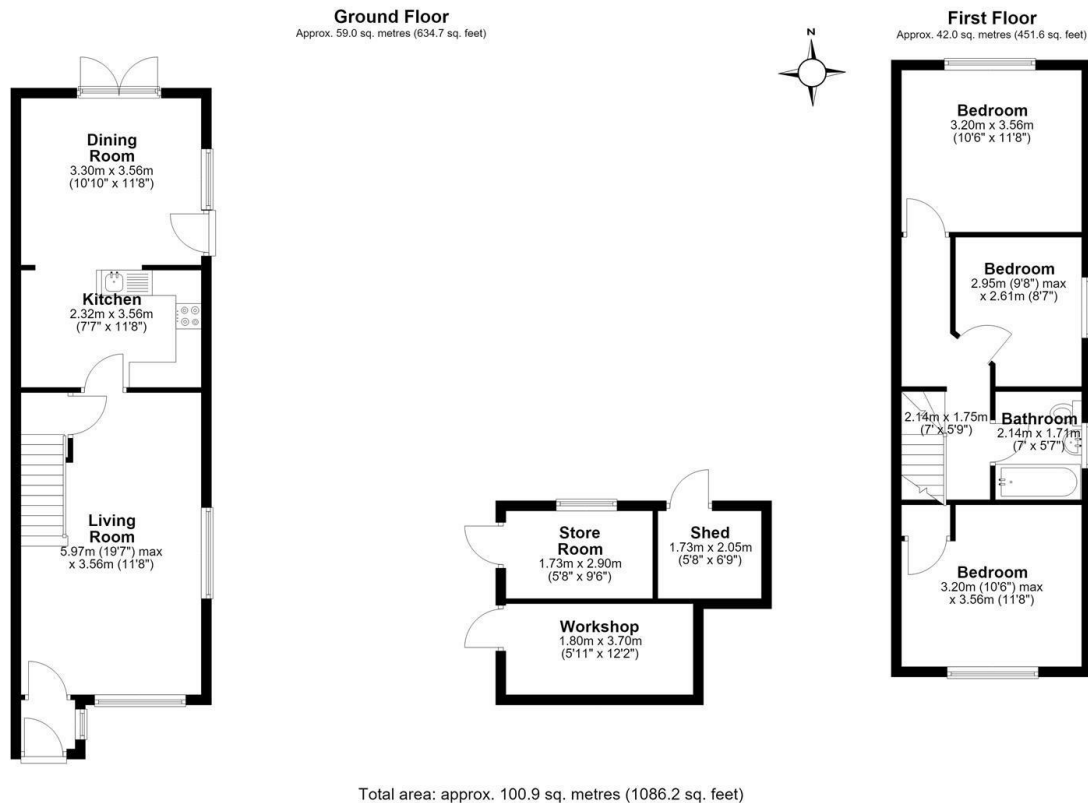
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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	79
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)