



## Saxmundham, Suffolk

£395,000

- No Onward Chain
- Good Condition Throughout
- Log Burner & Gas Central Heating
- Three Bedroom Detached Bungalow
- Edge of Village Location
- EPC - D
- Large Garden
- Ample Driveway Parking

# Snape Road, Saxmundham

Nestled in the desirable Suffolk village of Knodishall, this extended and beautifully presented three-bedroom detached bungalow offers spacious single-story living. Highlights of the property include a private, mature rear garden packed with fruit trees and a workshop, alongside a generous front shingle driveway with ample parking for multiple vehicles.



Council Tax Band:



## **Tenure**

Freehold

## **Entrance Hallway**

Welcoming entrance lobby leading to a central hallway equipped with two storage cupboards, loft access, and dual radiators

## **Sitting Room**

A bright reception space featuring a cozy wood-burning stove with a decorative surround, radiators, and sliding patio doors opening directly onto the rear garden

## **Kitchen**

A refitted, contemporary kitchen featuring an array of matching eye and base units, roll-edge work surfaces, an integrated electric double oven, an induction hob with an extractor fan, a dishwasher, and space for an American-style fridge-freezer. Enjoy views of the side and rear gardens

## **Utility Room**

Practical separate workspace fitted with matching units, tiled flooring, space and plumbing for a washing machine, and side-door access

## **Master Bedroom**

A comfortable dual-aspect double bedroom with windows to the front and side, complemented by a stylish Ensuite featuring a tiled shower cubicle, vanity wash basin, low-level WC, and heated towel rail

## **Bedroom Two**

A second generous double bedroom benefiting from a dual aspect to the front and side

## **Bedroom Three**

A well-proportioned third bedroom with a side-aspect window, built-in storage cupboard, and radiator

## **Family Bathroom**

A modern three-piece suite comprising a panel-enclosed bath with a mixer tap and shower attachment, a pedestal wash basin, a low-level WC, tiled splashbacks, and a mirrored storage cabinet

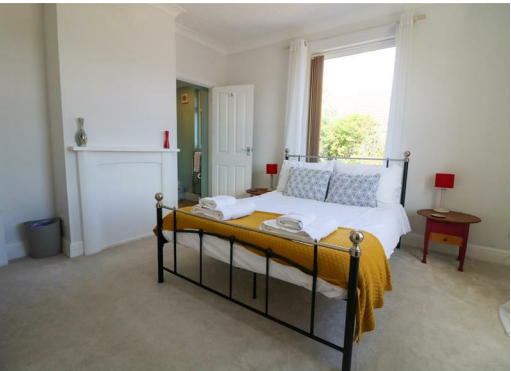
## **Outside**

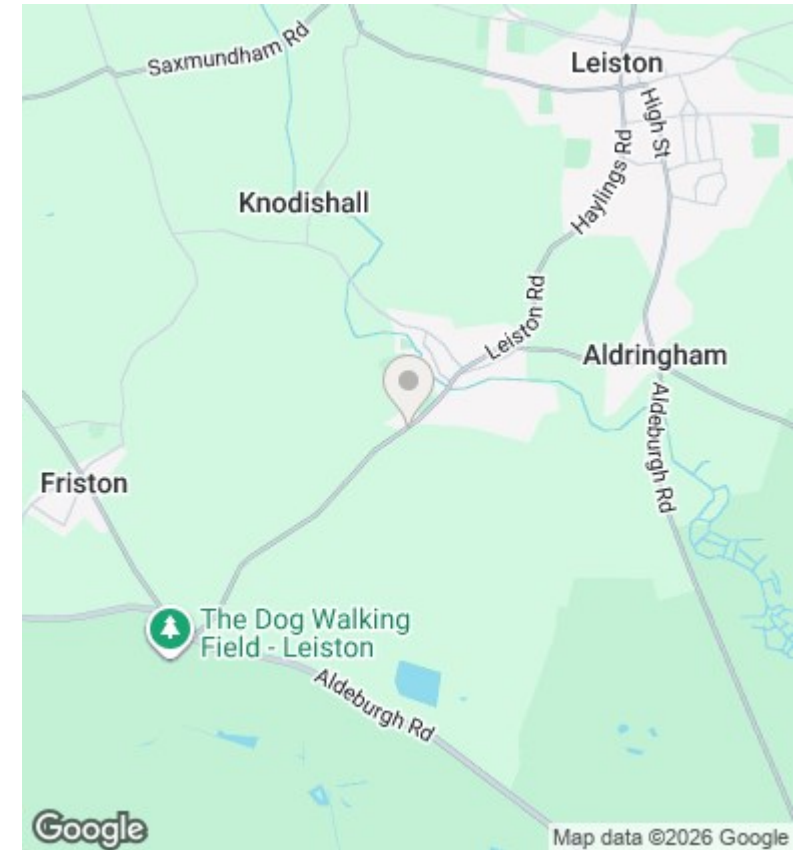
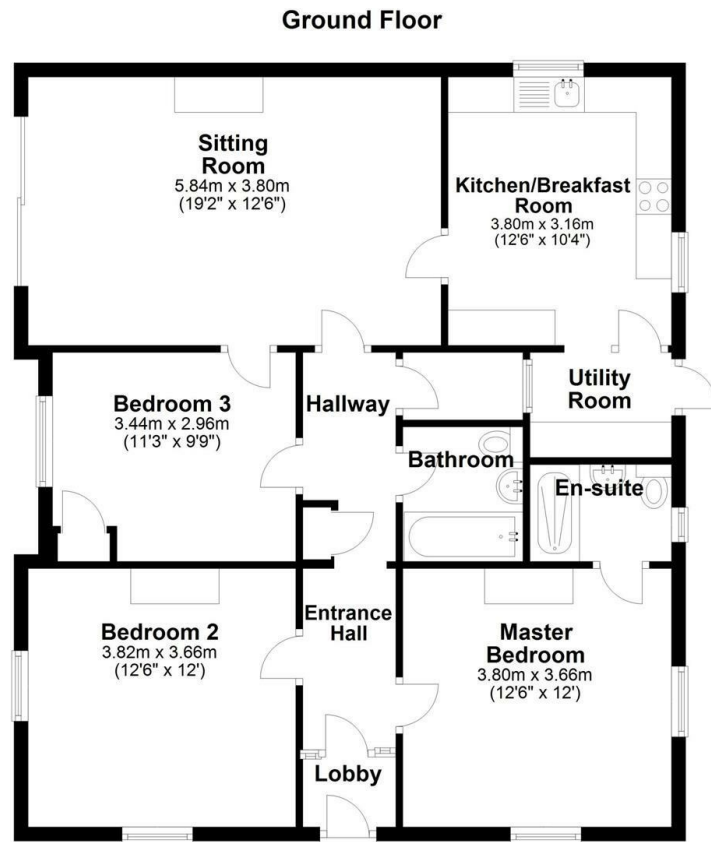
To the front is an expansive shingle driveway offering off-road parking for multiple vehicles, accompanied by gated side access leading to the back garden. At the rear, it is A stunning, fully enclosed private rear garden. It features A paved patio area transitioning into an extensive lawn, beautifully enhanced by established shrubs, an array of productive fruit trees, a dedicated vegetable patch, a functional workshop, and handy storage sheds

## **Agents Note**

Prospective buyers should note that a right of way exists along the side of the property, granting pedestrian and vehicular access to a neighbouring landowner





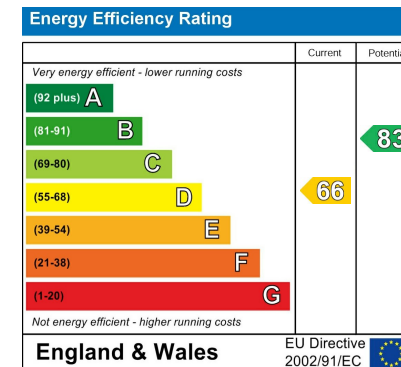


### Conveyancing, Surveys & Financial Services

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

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