



Blaxhall, Woodbridge,

Guide Price £425,000

- No Onward Chain
- Stunning Gardens
- Bathroom & Cloakroom
- Three Bedrooms
- Air Source Heating
- EPC - Awaiting
- Large Outbuilding
- Underfloor Heating

Mill Common, Blaxhall, Woodbridge

A Individual Three Bedroom Detached Bungalow set in Peaceful Location. The village of Blaxhall lies about five miles east of the A12 Great Yarmouth to London road and about one mile from the internationally famous Snape Maltings Concert Hall with quayside café and shops. The village benefits from the lovely traditional Ship Inn public house, made famous for its folk singing. Shopping facilities are available at the pretty riverside town of Woodbridge, approximately five miles, and the market town of Saxmundham, just over four miles. The Suffolk Coast can be found at Aldeburgh, about eight miles away, and for those with leisure interests in mind the area abounds with opportunities including first class golf courses at both Aldeburgh and Woodbridge, whilst for sailors the nearby river Alde is to be found at Orford. There are lovely walks to be enjoyed at Blaxhall Common, nearby Tunstall Forest and Iken Cliffs and cycle routes from this area along the coast to Orford. The nearest railway stations are at Campsea Ashe and Saxmundham, both giving connecting services via Ipswich to London Liverpool Street.



Council Tax Band:



Entrance Hallway

A large, bright porch entrance with a double-glazed door and window overlooking the rear garden, creating a welcoming and light-filled entrance to the home. This space leads directly into the main living area.

Open Plan Kitchen / Living / Dining Room

The heart of the home is a spacious open-plan kitchen and living area.

Kitchen

The kitchen features tiled flooring and a range of wooden wall and base units providing ample storage. Natural light floods in through the double-glazed rear door that opens directly onto the garden. Appliances include a Hotpoint oven with hob and extractor fan above, a built-in Hotpoint microwave, dishwasher, washing machine and integrated fridge. A useful storage cupboard is also located within the kitchen.

Living Area

The living space offers a wonderful sense of openness thanks to a vaulted ceiling with exposed wooden beams. The room centres around a modern log burner, creating a cosy focal point. Three sets of double-glazed windows to the front and side elevations allow plenty of natural light to fill the room.

Additional features include underfloor heating throughout. A secondary hallway from this area leads to the bedrooms, bathroom and cloakroom.

Bedroom One

A lovely double bedroom with double-glazed door and windows overlooking the rear garden. This room also benefits from air conditioning.

Bedroom Two

Currently arranged as a twin room, this is another spacious double bedroom with a double-glazed window to the front elevation.

Bedroom Three

Also currently set up as a twin room, this is another well-proportioned bedroom with double-glazed windows to the front elevation.

Bathroom

Modern bathroom featuring a walk-in shower, built-in vanity units with sink above, and WC. Additional features include a heated towel rail, extractor fan, and a frosted double-glazed window.

Cloakroom

Comprising WC, basin and heated towel rail, with frosted double-glazed window and extractor fan.

Outside

The property enjoys a truly attractive setting, with beautifully maintained gardens surrounding the home on all sides. The rear garden is particularly appealing, with mature planting providing a colourful and tranquil backdrop.

A patio area directly outside the property offers a perfect space for outdoor dining, with an additional patio and bench area located at the bottom of the garden.

An air-source heat pump is located to the side of the property.

Outbuilding

A large outbuilding with electricity provides excellent additional storage or potential for a workshop, studio, or home office (subject to requirements).

TENURE

Freehold

SERVICES

Air Source Heating, Mains Water, Electricity & Sewage

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. ref RDB/21059

Email: enquiries@flickandson.co.uk

Tel: 01728 633777

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

OUTGOINGS

Council Tax Band currently deleted





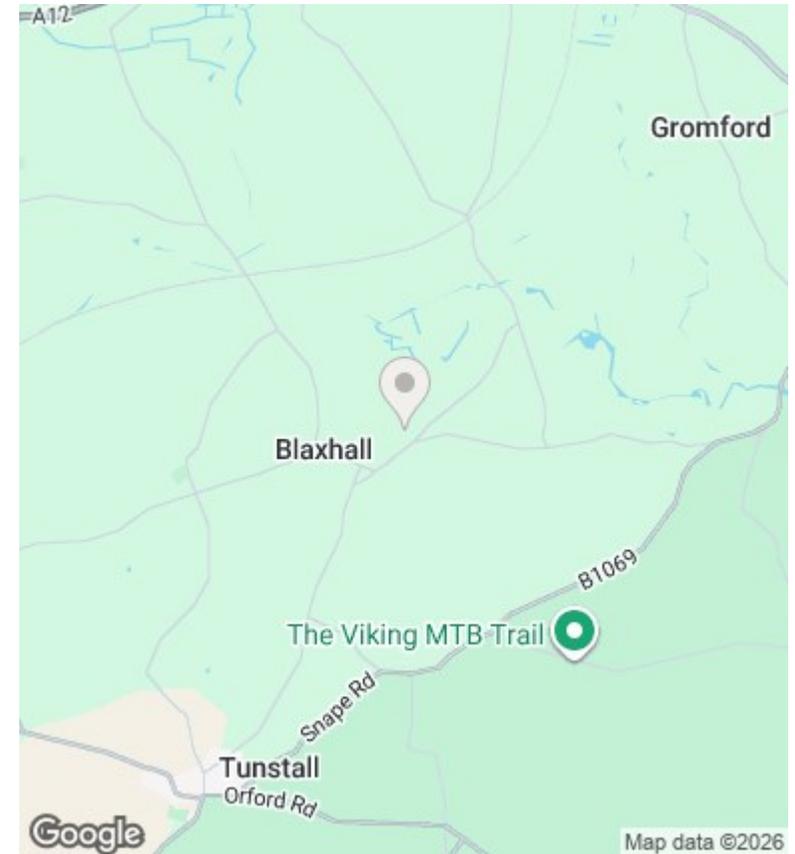
AWAITING FLOOR PLAN

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		
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