



## Stratford St. Andrew, Saxmundham

Guide Price £375,000

- No Onward Chain
- Three Bedrooms & Ensuite
- Oil Central Heating
- Beautiful View over the Alde Valley Meadows
- Large Kitchen/Dining Room
- Double Glazing
- Village By-Pass Under Construction
- Gated Off Road Parking & Garage
- EPC - C



# Main Road, Stratford St. Andrew

A spacious modern detached family home with outstanding view over the meadows of the Alde valley. The hamlet of Stratford St Andrew lies just south of Saxmundham, being only three minutes from the town centre which has a good range of shops in a traditional High Street setting, as well as Waitrose and Tesco supermarkets, library, doctors and dentists surgeries, as well as a railway station on the East Suffolk line, giving regular services to Ipswich and connecting trains to London Liverpool Street. The property lies about seven miles from the Suffolk Heritage Coast at Aldeburgh, which fronts the North Sea with its long shingle beach and is home to the internationally renowned Annual Aldeburgh Music Festival. The county town of Ipswich lies about 25 miles to the southwest and Lowestoft about 20 miles to the northeast.



Council Tax Band: D



## DESCRIPTION

Meadow View is a spacious individual detached family home with stunning countryside views over the meadows of the Alde valley to the rear. The well planned accommodation features double glazing, oil fired central heating, smart and particularly spacious kitchen/dining room, sitting room, cloakroom, master bedroom with en-suite bathroom, two further double bedrooms and family bathroom. The bedrooms enjoy excellent views over the Alde Valley to the rear. Outside the property gated driveway leading to a turning and parking area and attached single garage. Also to the rear is a raised patio terrace perfect for enjoying the countryside views.

## ACCOMMODATION

Double glazed front door to:

### ENTRANCE HALL

Window to front aspect. Staircase to first floor landing with built-in under stairs storage.

### CLOAKROOM

Tiled floor. Close coupled W.C. pedestal wash hand basin obscure window to side, extractor fan.

### KITCHEN/DINING ROOM

A dual aspect room with windows to front and window to rear, French doors to patio area. Views overlooking neighbouring fields. Ceramic tiled floor. Matching range of fitted wall and base units with one and a half bowl stainless steel single drainer sink unit with mixer tap over. Tiled splashbacks to roll top work surfaces. Fitted electric hob with stainless steel extractor hood over and electric oven. Integrated fridge and freezer, dishwasher and washing machine. Display units with lighting.

### SITTING ROOM

Dual aspect room with windows to rear overlooking neighbouring fields and two windows to side. Built-in storage cupboard.

## FIRST FLOOR LANDING

Two windows to front aspect. Built-in airing cupboard housing pressurised water system and shelving. Access to loft.

### PRINCIPAL BEDROOM

Dual aspect with windows overlooking neighbouring farmland. Dormer window to side. Built-in double wardrobe with hanging rail and shelving.

### ENSUITE BATHROOM

Obscure window to the side. Suite comprising panelled bath with shower attachment over, pedestal hand basin and close coupled WC, part tiled walls, heated towel ladder, ceramic tiled floor.

### BEDROOM TWO

Window to rear aspect. Built-in double wardrobe.

### BEDROOM THREE

A dual aspect room with two windows to side and one window overlooking the rear. Built-in wardrobe.

### FAMILY BATHROOM

Window to rear, ceramic tiled flooring, white suite with close coupled W.C, pedestal hand basin and panelled bath with mixer tap and shower attachment, part tiled surround, extractor fan, wall mounted heated towel ladder.

## OUTSIDE

A driveway with double gates leading to parking area and rear garden. An attached GARAGE 20'4" x 9'11" (6.2m x 3.02m). Window to front. Personal door to side. Oil fired boiler. Power points and light. The rear garden of the property comprises of a raised patio area with a tarmac turning and parking area enclosed by panel fencing with views overlooking neighbouring pasture. Outside lights and water tap.

## TENURE

Freehold.



## OUTGOINGS

Council Tax currently Band D.

## SERVICES

Mains electricity, water and drainage.

## AGENTS NOTE

A BY PASS of Stratford St Andrew is currently planned and the first phase of the construction project has just commenced. Neither the vendor or Flick & Son can provide any guarantee the by pass will be completed as currently proposed.

## VIEWING ARRANGEMENTS

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 Ref: 20801/RDB.

## FIXTURES & FITTINGS

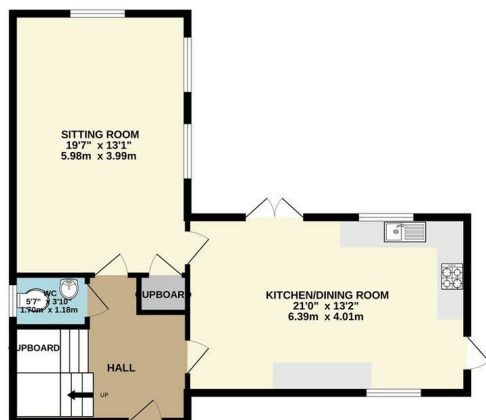
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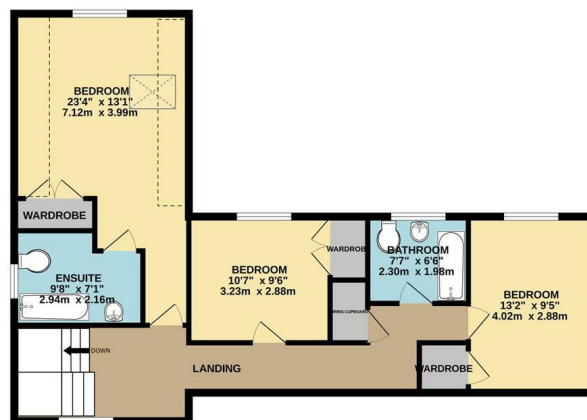




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

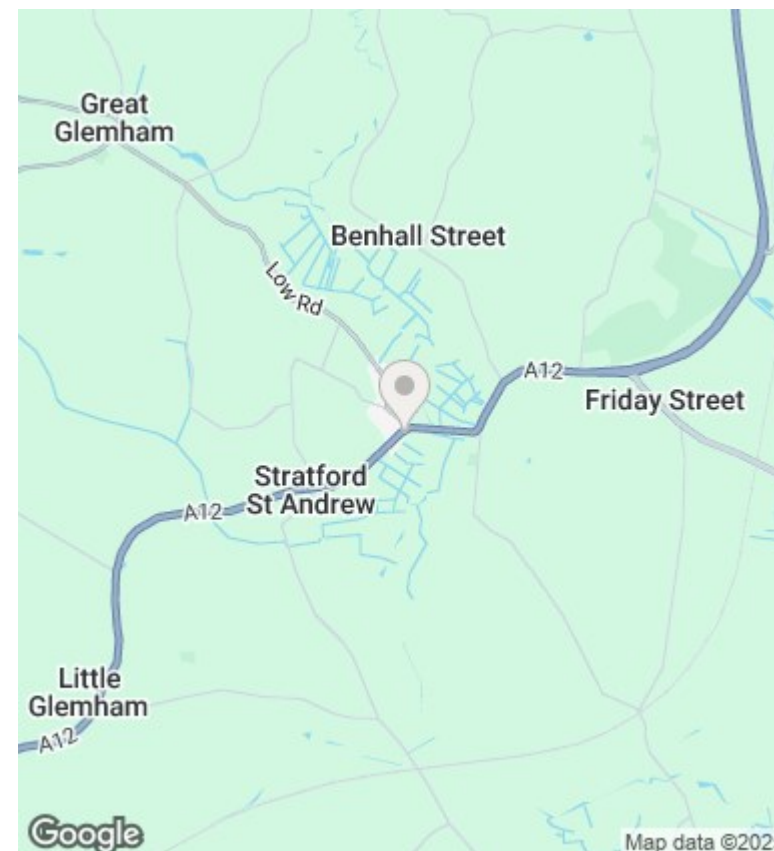


1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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)