



Saxmundham,

Guide Price £310,000

- No Onward Chain
- Garage & Driveway
- Close to Schools
- Four Bedrooms
- Large Reception Room
- EPC - E
- En Suite, Bathroom & Cloakroom
- Beautiful Front & Rear Gardens

Deben Road, Saxmundham

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, offers hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band:



Tenure

Freehold

Property Description

Set in a well-placed residential spot just moments from the High Street, the railway station and everyday amenities, this detached home offers well-maintained, light and comfortable accommodation throughout.

A welcoming entrance hall sets the tone, offering generous space, a side window, electric heating, stairs to the first floor and access to all ground-floor rooms. At the front of the home is a useful study, ideal for home working. A cloakroom with side window, wash basin, low-level WC and wall-mounted heater sits off the hall.

The kitchen enjoys views over the rear garden and includes a half-glazed door to the outside. It provides a good selection of wall and base units, work surfaces, a stainless-steel sink with mixer tap, built-in oven with hob and extractor, plumbing for a washing machine and space for a fridge/freezer.

The sitting room is bright and inviting (thanks to East/West orientation), featuring sliding patio doors that open directly to the rear garden. A wide opening leads through to the dining room, which has a box-bay window to the front and a door returning to the hall.

Upstairs, a spacious landing includes an electric heater, an airing cupboard housing the hot-water cylinder, loft access and doors to all bedrooms and the bathroom. The main bedroom sits at the front of the house and benefits from generous fitted wardrobes. It also

enjoys its own en-suite shower room with window, shower recess, vanity basin and low-level WC.

Three further bedrooms provide flexibility for family, guests or hobbies. The family bathroom includes a side window, panelled bath with shower attachment, wash basin, WC, ample tiling and a heater.

Outside, the front garden is mainly laid to lawn with planted borders and a low hedge. The rear garden is enclosed by fencing and brick walling, offering a private space with lawn, planted borders, mature fruit trees (including greengage, apple, pear and plum) and a paved patio for outdoor seating. A side door leads into the garage, and a driveway provides additional parking. There is a lovely garden room at the rear of the garden which enjoys the sunshine.

Outgoings

Council Tax Band Currently D

Services

Mains Electricity, Water & Sewage

Viewing

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

AML Checks

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

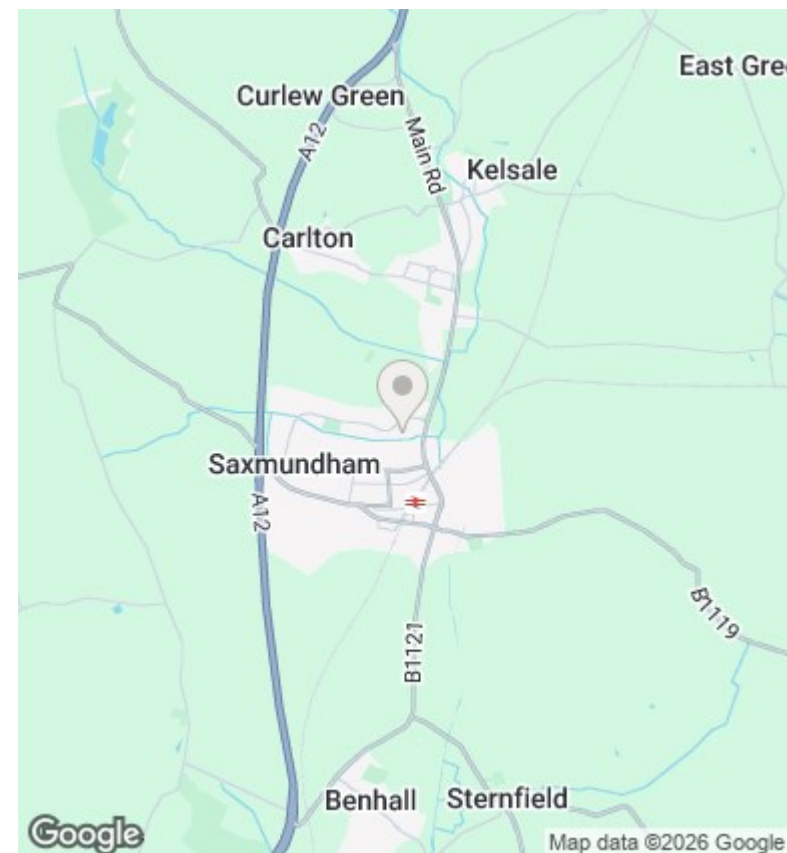
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

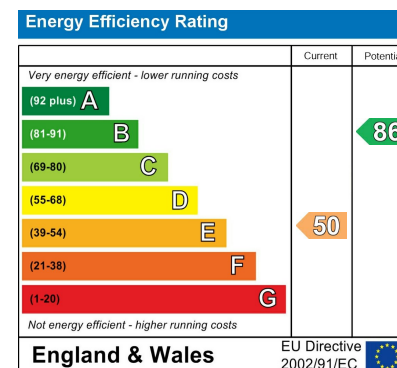


Conveyancing, Surveys & Financial Services

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