



## Saxmundham,

Guide Price £315,000

- No Onward Chain
- Air Source Heating
- Log Burner
- Three Bedrooms
- South Facing Garden
- Years remaining on NHBC
- En Suite, Bathroom & Cloakroom
- Two Off Road Parking Spaces
- EPC - B

# Cheyney Green, Saxmundham

An immaculate Three Bedroom End of Terrace home in the village of Darsham. It is situated east of the A12, close to the Heritage Coastline, an Area of Outstanding Natural Beauty, some four miles from Dunwich Beach and the RSPB Reserve at Minsmere, with golf courses and opportunities for sailing and boating all within easy driving distance.

Darsham also has its own railway station with connecting trains to London Liverpool Street via Ipswich. The village has a farm shop and butchery together with the Red Poll tea rooms and close by is the Fox Inn public house. On the A12 is garage with an extensive mini supermarket. The Smoke and Fire tile warehouse. A post office, public house and a hotel are in the adjoining village of Westleton.



Council Tax Band: C



### **Entrance Hall**

Doors leading to kitchen, living room & cloakroom. Staircase leading to first floor landing. Under floor heating. Store cupboard under stairs.

### **Cloakroom**

Modern cloakroom featuring a WC and wash basin with tiled splashback. Frosted double-glazed window to the front elevation and a heated towel rail.

### **Kitchen / Diner**

A bright and spacious kitchen with ample room for a dining table. Fitted with an attractive range of base and eye-level units, with space and plumbing for a dishwasher and washing machine. Includes a Bosch oven with Hotpoint hob and extractor fan above, and a stainless steel sink with a drinking water tap. Patio doors open to the side lean-to and onward to the garden.

### **Living Room**

A generous and inviting living space featuring a log burner and patio doors leading to the south-facing garden. Carpeted flooring adds to the cosy and comfortable atmosphere.

### **First Floor Landing**

Access to the loft, with doors leading to the bedrooms and family bathroom.

### **Bedroom One**

A large double bedroom with fitted wardrobes and a window overlooking the rear elevation

### **En Suite**

Modern en suite shower room with walk-in shower, WC, wash basin, and a window to the side elevation. Includes a heated towel rail.

### **Bedroom Two**

A well-proportioned double bedroom with a window to the front elevation.

### **Bedroom Three**

A bright bedroom with a window to the rear elevation.

### **Family Bathroom**

Comprising a bath with shower over, WC, and wash basin. Window to the front elevation and heated towel rail.

### **Outside**

A beautiful south-facing garden laid to lawn with a patio seating area—perfect for relaxing or entertaining. Two off-road parking spaces. The external side lean-to offers excellent dry storage and an additional covered seating area.

### **Services**

Air source heat pump, mains water, electricity, and drainage.

### **Council Tax Band**

Council Tax band C

### **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

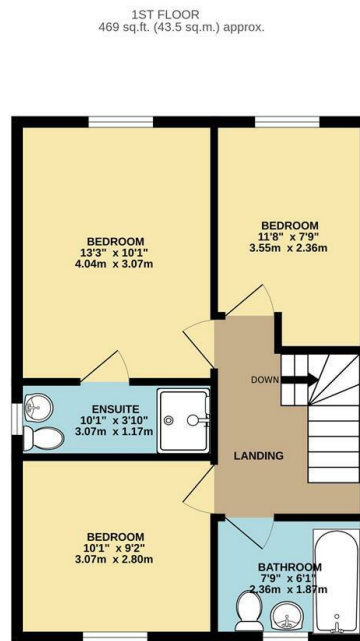
### **Fixtures & Fittings**

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

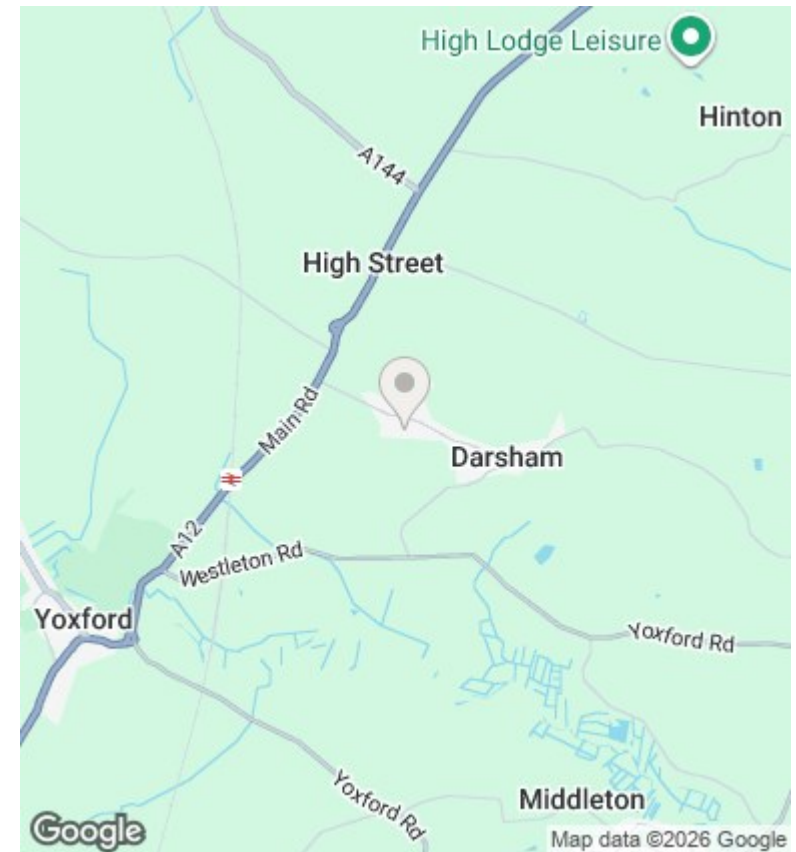
photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished 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.







TOTAL FLOOR AREA: 934 sq.ft. (86.8 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 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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)