



## Saxmundham,

Guide Price £375,000

- Four Bedrooms
- Driveway for Multiple Cars
- Gas Central Heating
- Beautiful South Facing Garden
- En Suite & Family Bathroom
- EPC - C
- Large Conservatory
- Modernised Throughout

# Lincoln Avenue, Saxmundham

Spacious Four Bedroom Detached House with South Facing Gardens and Driveway. 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, dentists, surgeries, and Waitrose and Tesco supermarkets. The local railway station which lies just a short walk of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band:



## Tenure

Freehold

## Outside

The property is approached via a generous shingled driveway providing off-street parking for multiple vehicles.

To the rear, the garden is truly stunning. Benefiting from a desirable south-facing aspect, it enjoys sunlight throughout the day.

Immediately outside the conservatory is a beautiful patio area, ideal for al fresco dining and entertaining. The remainder of the garden is predominantly laid to lawn, complemented by mature trees at the rear, creating a private and tranquil setting.

## Entrance Hallway

The property is entered via a welcoming conservatory porch, leading into the internal hallway. From here, doors provide access to the utility room, kitchen, living room, and master bedroom.

## Master Bedroom

A spacious and well-presented double bedroom featuring double glazed windows to the front elevation, allowing for plenty of natural light. Complete with radiator and access to a private en suite. Walk in Wardrobe.

## En Suite

Stylishly appointed with a walk-in shower, wash hand basin, WC, and heated towel rail.

## Open Plan Living / Kitchen / Dining Area

A truly exceptional space that has been modernised to a high standard, offering contemporary open-plan living at its finest. The kitchen is fitted with a range of wall and base units, incorporating a built-in dishwasher. The sink is positioned beneath

a window overlooking the rear garden, with a water softener neatly housed below.

This space flows seamlessly into the dining area, which comfortably accommodates a family dining table and features a radiator.

The living area is centred around a charming log burner, creating a cosy focal point. Multiple double glazed windows throughout allow natural light to flood the space, enhancing its bright and airy feel.

## Conservatory

A generous and versatile additional living space, currently used as a dining area but easily adaptable to suit a variety of needs. Patio doors open directly onto the rear garden, further connecting indoor and outdoor living.

## Utility Room

A spacious and practical utility room with patio doors leading to the rear garden. Fitted with base units and additional wall-mounted storage, offering excellent functionality.

## First Floor Landing

Providing access to all first floor rooms, including bedrooms, family bathroom, and an airing cupboard housing the gas boiler. Loft access is also available.

## Bedroom Two

A large double bedroom featuring a double glazed window overlooking the rear garden, radiator, and built-in double wardrobe.

## Bedroom Three

Another generously sized double bedroom with two large double

glazed windows to the front elevation, built-in wardrobes, and radiator.

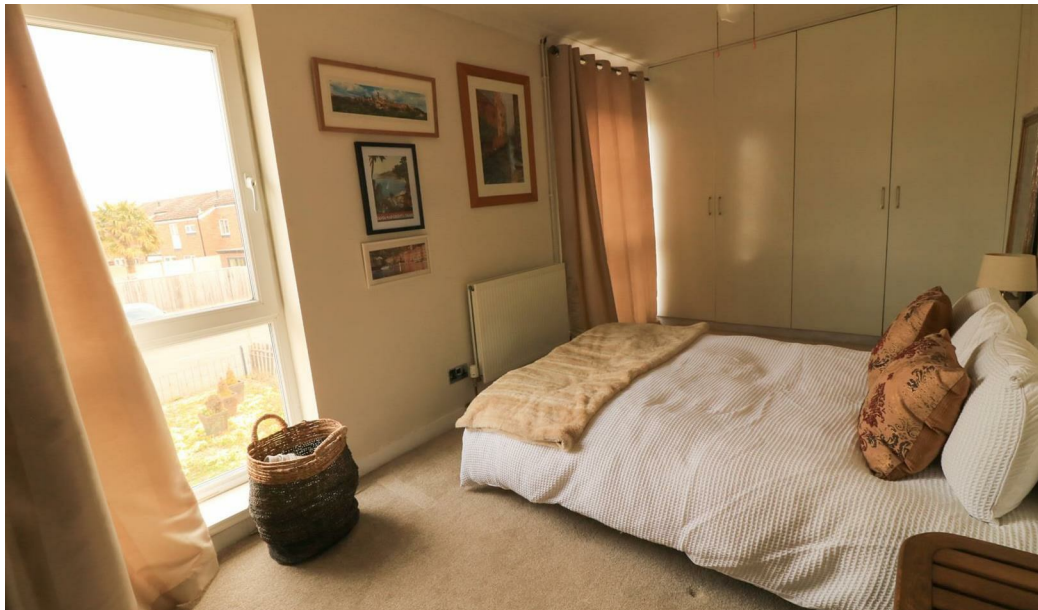
#### **Bedroom Four**

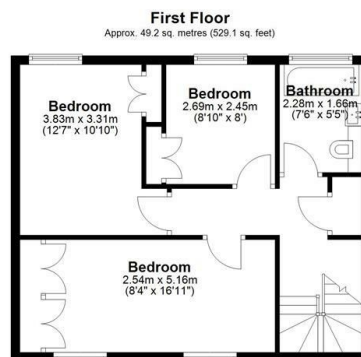
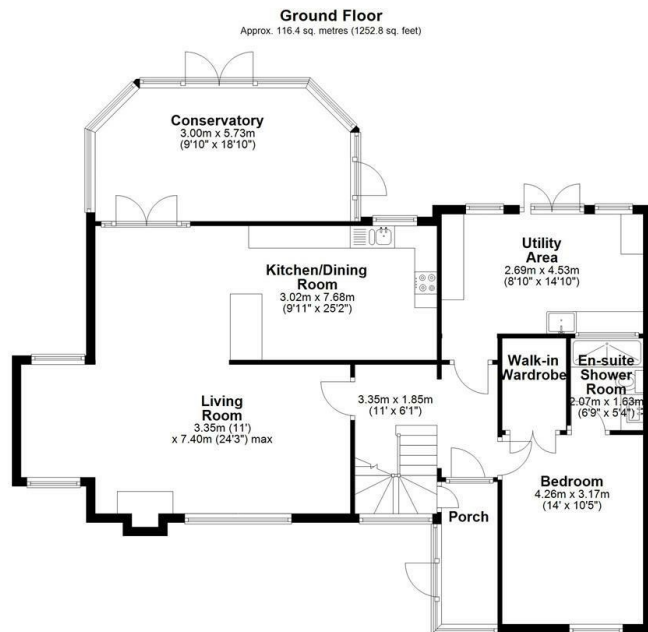
Currently utilised as a home office, this versatile room could also serve as a single bedroom. Benefits include a built-in double wardrobe, double glazed window overlooking the garden, and radiator.

#### **Bathroom**

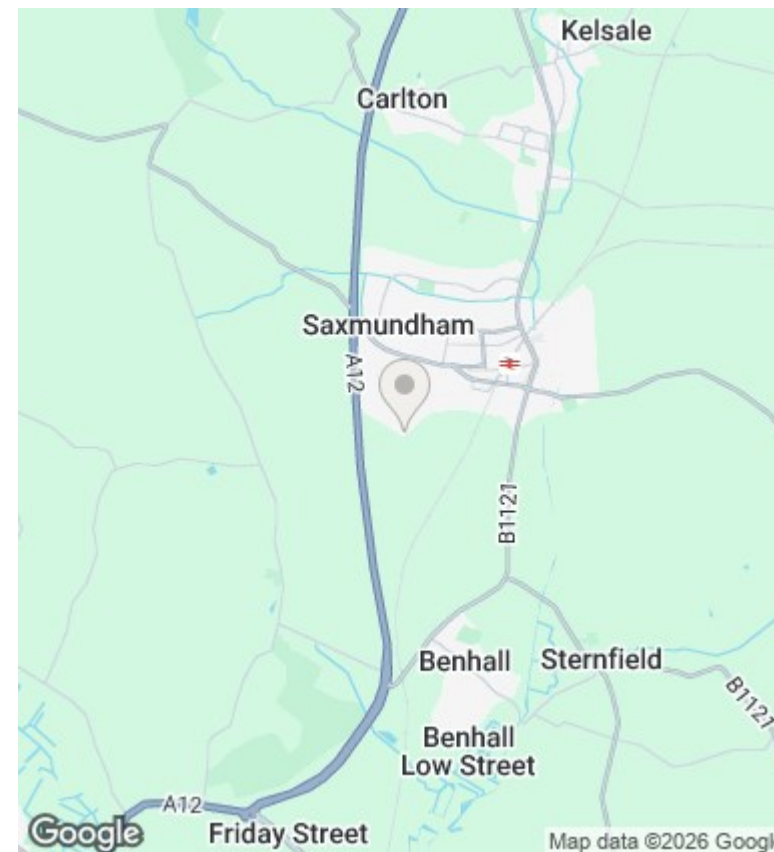
A modern and well-appointed suite comprising a bath with overhead shower, wash hand basin, and WC. Fully tiled throughout and finished with a heated towel rail, creating a bright and contemporary space.







Total area: approx. 165.5 sq. metres (1781.9 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<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)