# Flick & Son Coast and Country







# Saxmundham, Suffolk

Guide Price £425,000

- · Detached Family Home
- · Ensuite to Principal Bedroom
- · Stylish Refitted Kitchen

- · Four Bedrooms
- · Utility Room & Cloakroom
- · Gas Central Heating & Double Glazing
- · Double Garage & Driveway
- · South Facing Landscaped Rear Garden
- · EPC C

# Bright Close, Saxmundham

A well presented modern detached family house situated in a secluded location. 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 primary school, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.









Council Tax Band: E





#### **DESCRIPTION**

A particularly well-presented modern detached family house situated in a secluded and peaceful position at the edge of the popular Brook Farm estate, much improved by the present owners. including an upgraded gas central heating system. A private path between lawns and flower beds leads to the front door. Off the entrance hall are a study and cloakroom, plus spacious living and dining rooms, the latter with patio doors opening to the southfacing back garden, while the kitchen/breakfast room and utility have been completely redesigned and refitted. Upstairs, the master bedroom has a dressing area with built-in wardrobe and a refitted ensuite shower room. There are three further well-proportioned bedrooms served by a family bathroom. To the rear is a newly fenced garden with paved patio, lawn surrounded by flowers and shrubs, and a separate area with raised beds. A side gate leads to the private driveway providing parking for two cars and access to the attached double garage with EV charging point.

# **ACCOMMODATION**

# **ENTRANCE HALL**

Under stairs storage cupboard and cloakroom off.

# SITTING ROOM

Stone fireplace with gas fire, bay window to front.

# **DINING ROOM**

Patio doors opening to the rear garden.

# KITCHEN/BREAKFAST ROOM

Fitted with a stylish range of flush-fronted base and wall cupboards, worktops and sink unit with mixer tap, separate filtered water tap and water softener below. Induction hob with extractor

hood over. Integrated fridge/freezer, double electric oven and dishwasher. Window overlooking rear garden.

### **UTILITY ROOM**

Matching cupboards, worktop and sink unit. Worcester Greenstar gas boiler. Plumbing for washing machine and space for tumble dryer.

#### FIRST FLOOR GALLERIED LANDING

Airing cupboard with Joule Cyclone Air hot water cylinder.

#### **BEDROOM ONE**

Window to rear. Dressing area with built-in wardrobe leading to:

#### **ENSUITE**

Refitted suite comprising walk-in shower cubicle with Aqualisa Quartz power shower, wash basin and W.C. Window to side.

# **BEDROOM TWO**

Window to front.

# **BEDROOM THREE**

Window to rear.

# **BEDROOM FOUR**

Window to front.

#### **BATHROOM**

White suite of panel bath, mixer tap and shower over, pedestal hand basin and WC, window to rear.

# **OUTSIDE**

Gardens front and rear. Private driveway to rear providing parking for two cars and access to attached double garage with power, lighting and EV charger.

# **TENURE**

Freehold.

### **OUTGOINGS**

Council Tax currently Band E.

#### **SERVICES**

Mains gas, electricity, water and drainage.

### **VIEWING ARRANGEMENTS**

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

Email: enquiries@flickandson.co.uk

Tel: 01728 633777 Ref: 20896/RDB.

#### **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: 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floopian contained here, measurement of doors, windows, rooms and any other literius are approximate and not exponsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante made with temporal control of the properties of the prope

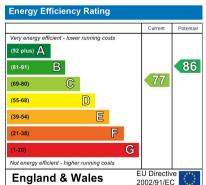
### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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**

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com