



Saxmundham, Suffolk

Offers Over £450,000

- Private Close
- Large lounge
- Secluded garden
- Immaculately presented
- Second reception room
- Electric central heating
- Superb kitchen/diner
- Ensuite
- EPC - D

Alde Close, 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, gives hourly services to Ipswich, which has regular services to London Liverpool St.



Council Tax Band: E



DESCRIPTION

A beautifully presented 'Potton' house situated in a private cul-de-sac a short walk for the centre of the popular and well served market town. Potton houses are well known for their Tudor style timber frames with exposed posts and beams, latch doors opening to well proportioned individual rooms creating great charm and character in a modern family home. The accommodation with economy seven electric radiator central heating and double glazing features a spacious entrance hall and cloakroom, spacious lounge with contemporary bio-ethanol fire, sitting room with wood burning stove and French doors open to the secluded garden. The large kitchen dining room also opens to the garden and is fitted with a shaker style kitchen with polished stone work surfaces incorporating a breakfast bar and fitted appliances. Double doors open to a very useful larder cupboard. A utility room completes the ground floor accommodation. The first floor landing leads to the four bedrooms, the principal bedroom having a lobby/dressing area and luxurious ensuite bathroom complete with separate shower. A family bathroom completes the accommodation. A wide block paved driveway provides off-road parking. To the rear is an attractive and well established secluded garden with paved and shingle seating area and summer house.

ACCOMMODATION

Storm porch and entrance door open to:

ENTRANCE HALL

Exposed timber frame and post, painted brick wall. Staircase rising to first floor.

CLOAKROOM

White suite comprising hand basin with mixer tap and storage below. WC. Window to side. Tongue & groove panelling.

LOUNGE

Two windows to the front. Chimney breast with TV recess and bio-ethanol contemporary fire. Ceiling down lighting.

SITTING ROOM

Exposed timber framework and post. Contemporary wood burning stove. Windows and French doors opening to the garden.

KITCHEN/DINING ROOM

Fitted with range of shaker style base and wall cupboards, concealed bin store and dishwasher. Fitted twin electric fan ovens and hob with ceiling extractor. Double doors opening to a larder cupboard. Windows to front and side, French doors open to the garden.

UTILITY

Electric boiler, work surface with plumbing for washing machine below.

FIRST FLOOR LANDING

Exposed timber framework.

BEDROOM

Lobby with fitted wardrobe and dressing table. Window to front with window seat and storage below.

ENSUITE

Stylish white suite comprising double end bath with mixer tap and hand held shower. Tiled shower cubicle. Hand basin with mixer tap and storage cupboard below. Wall tiling. Opaque window to side.

BEDROOM

Two windows to rear.

BEDROOM

Window to rear. Fitted mirror wardrobe.

BEDROOM

Window to front. Built in airing cupboard.

BATHROOM

White suite comprising panel bath with shower over, hand basin with mixer tap. WC. wall tiling. Window to front.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E. Further details can be obtained via East Suffolk Council.

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 Ref: 20288/RDB.

FIXTURES & FITTINGS

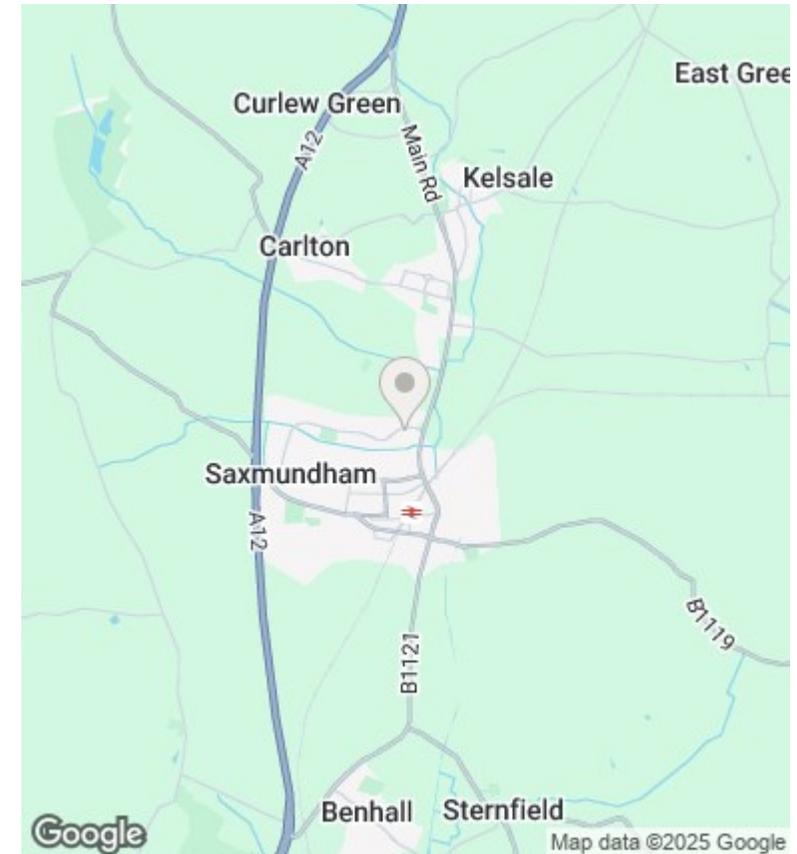
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TOTAL FLOOR AREA: 161.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 here will be listed 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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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