Flick & Son
Coast and Country







Saxmundham,

Guide Price £315,000

- No Onward Chain
- Large Kitchen/Dining Room
- Off Road Parking
- Beautifully Presented
- Sitting Room with Wood Burner
- Delightful Cottage Garden
- Detached Annex
- Ground & First floor Bedrooms
- EPC - Awaiting

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Benhall Green, Saxmundham

A delightful and fully renovated cottage with a detached annex situated in this sought after hamlet of Benhall Green.
Benhall Green lies about 1½ miles from the centre of Saxmundham, offering a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham railway station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich, whilst the A12 Great Yarmouth to London Road lies about ½ mile from the property. Benhall Green has a primary school close to the property and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness. The RSPB Minsmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.

3 2 1 C

Council Tax Band: B





ACCOMMODATION

ENTRANCE LOBBY
Double glazed panel entrance door. Glazed door opening to:

SITTING ROOM
Fireplace with wood burning stove and brick hearth. Recessed shelves and storage to either side. Staircase rising to the first floor bedroom above.

KITCHEN/DINING ROOM
A spacious room with large double glazed lantern. Shaker style base units, wood block work surface and sink unit. Integrated electric oven and hob and concealed dishwasher. Double glazed window and casement doors opening to the courtyard.

LOBBY
Double glazed window to rear elevation.

BEDROOM
Double glazed window to rear elevation.

SHOWER ROOM
White suite comprising shower, hand basin with storage below and W.C.

FIRST FLOOR

BEDROOM
Double glazed window overlooking the green. Roof light to the rear.

OUTSIDE
Set back from the road behind a picket fence is the well stocked cottage garden with brick paved pathway leading to the front entrance door. Accessed from the kitchen is a brick paved courtyard leading to a brick outbuilding converted to a LAUNDRY/STORE ROOM with covered walkway leading to a delightful garden with wealth of planting and winding brick pathway leading to the:

ANNEX/STUDIO
A detached timber clad annex with double glazed casements doors. KITCHENETTE unit with integrated, sink unit, twin hob and fridge. Double glazed window to the rear and SHOWER ROOM, with shower cubicle, hand basin and W.C.
Beyond the Annex is a shingle driveway accessed from Mill Lane providing OFF ROAD PARKING FOR TWO VEHICLES.

TENURE
Freehold.

OUTGOINGS
Council Tax Band currently B.

SERVICES
Mains electricity, water and drainage.

VIEWING ARRANGEMENT
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: 20702/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.





















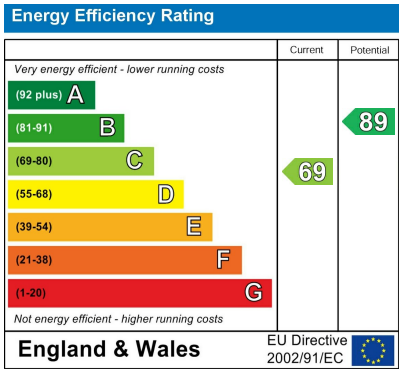


Conveyancing, Surveys & Financial Services

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

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