



## Carlton, Saxmundham

Guide Price £310,000

- No Onward Chain
- Driveway for Three Vehicles
- Summer House & Large Garden Store
- Two Bedrooms
- Large Garage
- Double Glazing
- Generous South Facing Garden
- Inglenook Fireplace with Wood Burner
- EPC - E

# Carlton Road, Carlton

Situated on the westerly edge of the village of Kelsale, which stands about one mile north of the market town of Saxmundham which has a wide variety of amenities set around a traditional High Street shopping centre and include Waitrose and Tesco supermarkets, doctors and dentists surgeries, good schooling facilities and a main line railway station giving both direct and connecting services via the county town of Ipswich to London Liverpool Street. For those with leisure interests in mind the area abounds with opportunities including first class golf courses at both Aldeburgh and Thorpeness, delightful woodland walks in the Dunwich and Rendlesham Forests. For sailors the rivers Alde and Ore at Aldeburgh and Orford respectively provide some of the prettiest sailing waters on the East Coast. Whilst for music lovers the Internationally renowned Snape Maltings concert hall and annual Aldeburgh Festival of music will be of particular interest.



Council Tax Band: B



## DESCRIPTION

This charming semi-detached cottage has been thoughtfully extended and features a rendered whitewashed elevation beneath a picturesque pan-tiled covered roof with dormer windows, giving it an attractive and rustic appearance. Inside, you'll find a cozy double aspect sitting room with an inglenook fireplace, creating a warm and inviting atmosphere. The dining room offers a space perfect for family meals or entertaining guests, while the galley kitchen is compact yet functional, offering a practical layout and over looking the rear garden.

At the rear of the property, there is a hall leading to a convenient shower room. The cottage boasts two spacious bedrooms, providing ample space for rest and relaxation. The property benefits from oil central heating and double glazing, ensuring comfort throughout the year.

Outside, there are two block paved driveways providing off-road parking for multiple vehicles and access to a large garage. The large garden offers plenty of space for outdoor activities and features a private south-facing aspect, making it a perfect spot for enjoying the sun. Additionally, there is a timber summer house, ideal for leisure or storage, as well as a large garden shed for additional storage or potential work shop/hobby room. Overall, this cottage offers a blend of character, comfort, and a generous outdoor space, making it a wonderful home.

## ACCOMMODATION

### ENTRANCE LOBBY

Brick floor, seat with storage below, windows to either side.

### SITTING ROOM

Inglenook fireplace with timber bressummer and wood burning stove. Window to front and rear elevations. Open tread staircase rising to the first floor landing.

### DINING ROOM

Window to front elevation.

### KITCHEN

Fitted with a range of base and wall cupboards, single drainer sink unit and tiled surrounds. Fitted electric double oven and hob with cooker hood over. Plumbing for washing machine. Window over looking the rear garden.

### REAR HALLWAY

Entrance door to rear garden.

### SHOWER ROOM

Suite comprising shower cubicle, hand basin, bidet and WC.

## FIRST FLOOR

### LANDING

### BEDROOM

A large L-shaped, single step, split level bedroom with windows on three aspects.

### BEDROOM

Exposed brick chimney breast with storage cupboard to one side. Dorner window to front elevation and roof light to the rear. Fitted book shelves.

### TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains electricity and water. Drainage TBA.

## VIEWING ARRANGEMENT

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 Ref: 20751/RDB.

## FIXTURES & FITTINGS

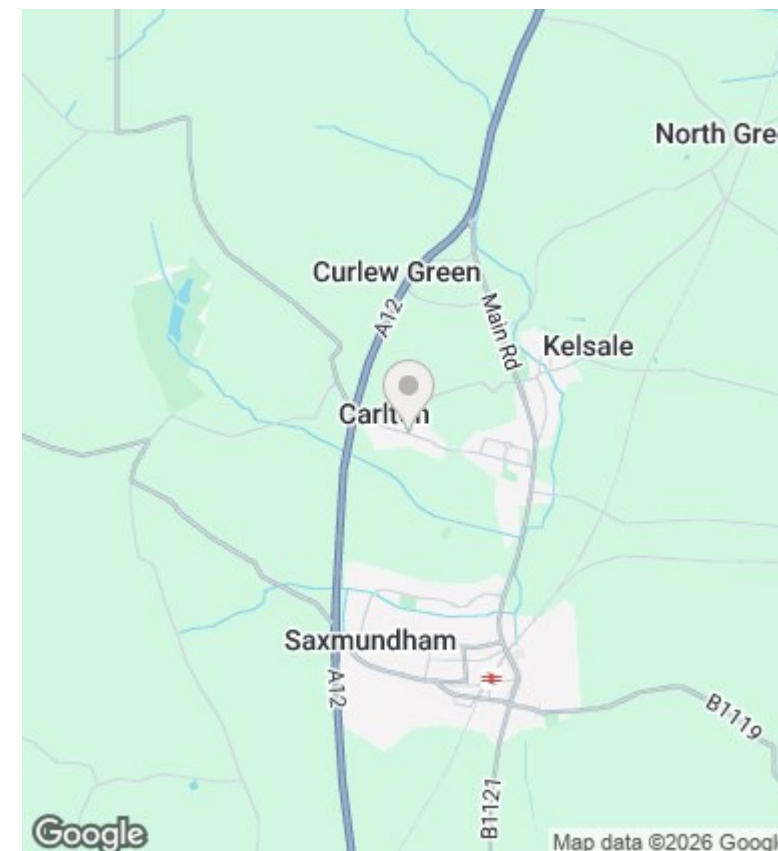
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TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 92        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 42                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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)