



Stratford St. Andrew, Saxmundham

Guide Price £440,000

- No Onward Chain
- Conservatory Opening to Well Established Gardens
- Oil Fired Central Heating & Double Glazing
- Fine Countryside Views
- Ample Parking & Double Garage
- Double Glazing
- Three/Four Bedrooms
- Ensuite Bathroom
- EPC - E

Great Glemham Road, Stratford St. Andrew

A spacious individual detached bungalow with views over the Alde valley. The hamlet of Stratford St Andrew lies just south of Saxmundham, being only three minutes from the town centre which has a good range of shops in a traditional High Street setting, as well as Waitrose and Tesco supermarkets, library, doctors and dentists surgeries, as well as a railway station on the East Suffolk line, giving regular services to Ipswich and connecting trains to London Liverpool Street. The property lies about seven miles from the Suffolk Heritage Coast at Aldeburgh, which fronts the North Sea with its long shingle beach and is home to the internationally renowned Annual Aldeburgh Music Festival. The county town of Ipswich lies about 25 miles to the southwest and Lowestoft about 20 miles to the northeast.



Council Tax Band: E



DESCRIPTION

Nutwood is a deceptively spacious three/four bedroom detached bungalow, occupying an elevated position within the village of Stratford St Andrew, with views over neighbouring farmland and water meadows of the Alde valley. The well laid out accommodation with oil fired central heating and double glazing offers flexible living space with large windows to front and rear, highlighting the countryside views to both aspects. The accommodation comprises entrance hall, sitting room with sliding door to conservatory, a modern re-fitted kitchen, laundry room, study or occasional fourth bedroom, three bedrooms, family bathroom and en-suite to master bedroom. Outside the property has an attached double garage and ample parking for several vehicles, a large garden to the front with gated access to the rear which abuts neighbouring farmland.

ACCOMMODATION

ENTRANCE HALL

Large built-in cloaks/storage cupboard. Access to loft. Further built-in cupboard housing pressurised water system and water softener and solar panel operating system.

LIVING ROOM

Large window to front overlooking water meadows. Patio doors open to:

CONSERVATORY

UPVC double glazed with ceramic tiled floor. Two doors to garden. Polycarbonate roof. Wall mounted radiator.

KITCHEN

Matching range of fitted wall and base units, work tops with tiled surrounds. Twin sinks with mixer tap over, one with waste disposal unit. High level double oven, induction hob with filter hood over. Built-in larder cupboard. Space for slimline dishwasher with plumbing.

MASTER BEDROOM

Window to front. Range of fitted wardrobes and cupboards with hanging rail and shelving.

EN-SUITE

Suite comprising panelled bath, hand basin and W.C.

BREAKFAST ROOM/STUDY

Casement doors to garden. Door to:

INNER LOBBY

Ceramic tiled floor, access to loft. Built-in cupboard with shelves.

FAMILY BATHROOM

Obscure window to front. White suite comprising shower cubicle, hand basin. Ceramic tiled floor. Part tiled walls.

LAUNDRY ROOM

Window to rear. Door to garden. One and a half bowl single drainer sink unit with mixer tap with tiled splashbacks to work surfaces. Work surfaces with a range of wall and base units. Plumbing for washing machine. Ceramic tiled floor.

BEDROOM TWO

Window to rear.

BEDROOM THREE

Windows to front.

OUTSIDE

The attached DOUBLE GARAGE (6.17m x 5.82m) with power and light and two up-and-over doors. Two personal doors to garden. Two windows to the rear. Inspection pit.

The property is approached by a steep driveway leading to a parking area and the garage. Gardens to front and gated access to both sides giving access to the rear garden, with paved terraced area and steps

up to lawn which abuts neighbouring farmland. The gardens, which are mainly laid to lawn, have mature shrubs and established borders with further enclosed area of garden with vegetable beds and a potting shed.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains water and electricity are available. Private 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: 20771/RDB.

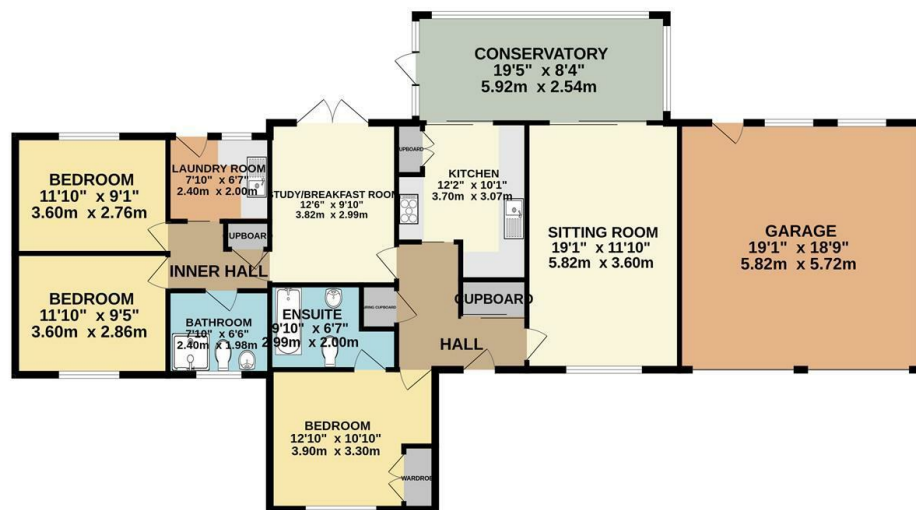
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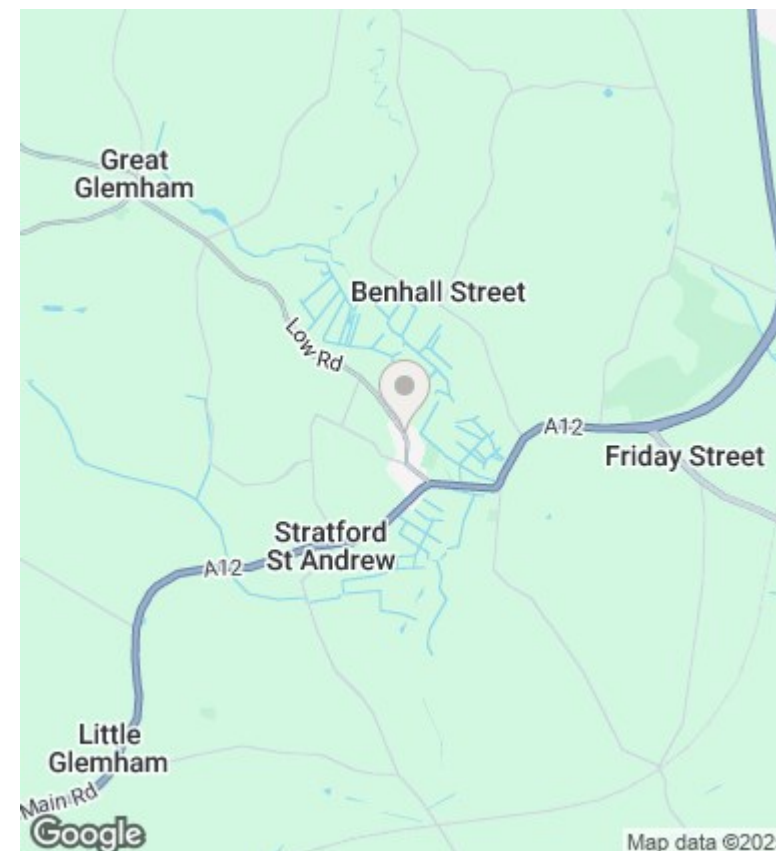




GROUND FLOOR 1627 sq.ft. (151.1 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.1 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 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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