



Blaxhall, Woodbridge

Guide Price £375,000

- No Onward Chain
- Two Ground Floor Bedrooms
- Rear Porch/Utility Room
- Sitting Room with Inglenook Fireplace
- Two First Floor Bedrooms
- Oil Fired Central Heating
- Kitchen/Breakfast Room
- Driveway & Garage
- EPC - F

Stone Common, Blaxhall

An individual detached cottage overlooking neighbouring countryside. The village of Blaxhall lies about five miles east of the A12 Great Yarmouth to London road and about one mile from the internationally famous Snape Maltings Concert Hall with quayside café and shops. The village benefits from the lovely traditional Ship Inn public house, made famous for its folk singing. Shopping facilities are available at the pretty riverside town of Woodbridge, approximately five miles, and the market town of Saxmundham, just over four miles. The Suffolk Coast can be found at Aldeburgh, about eight miles away, and for those with leisure interests in mind the area abounds with opportunities including first class golf courses at both Aldeburgh and Woodbridge, whilst for sailors the nearby river Alde is to be found at Orford. There are lovely walks to be enjoyed at Blaxhall Common, nearby Tunstall Forest and Iken Cliffs and cycle routes from this area along the coast to Orford. The nearest railway stations are at Campsea Ashe and Saxmundham, both giving connecting services via Ipswich to London Liverpool Street.



Council Tax Band: D



DESCRIPTION

Flick & Son are delighted to offer this unique detached cottage standing in this rural location in the Hamlet of Stone Common, on the western edge of the village of Blaxhall. This charming detached cottage offers a perfect blend of traditional character and modern comfort. Set in a peaceful location, the property enjoys private gardens with a range of stores and a summer house, while parking and a garage ensure convenience. Right of way to the rear of the garden offers an additional hard standing parking space. Inside, the cosy sitting room features a stunning inglenook fireplace and a wealth of exposed beams, adding warmth and a touch of rustic charm. The smart kitchen is well-equipped and leads to a bright breakfast room, ideal for casual dining. A utility room and cloakroom offer additional practical space. The home offers both ground and first-floor bedrooms, ensuring ample accommodation for family or guests. With its inviting atmosphere and well-thought-out layout, this cottage is an ideal retreat.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to the first floor.

SITTING ROOM

Windows overlooking the front garden. Exposed ceiling timbers and Inglenook fireplace with timber bressummer and cast iron fire grate.

BEDROOM/STUDY

Window to side elevation. Hand basin.

BEDROOM

Window overlooking the front garden.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall cupboards, work surfaces with tiled surrounds and single drainer sink unit. Plumbing for washing machine and electric cooker point. Windows overlooking the rear garden.

CLOAKROOM

Suite comprising hand basin and W.C.

REAR PORCH/UTILITY ROOM

Double glazed windows and entrance door to the rear garden. Plumbing for washing machine.

FIRST FLOOR

BEDROOM

Window with countryside view. Hand basin.

BEDROOM

Window with countryside view.

BATHROOM

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

TENURE

Freehold.

OUTGOINGS

SERVICES

Mains water and electricity 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: 20731/RDB.

AGENTS NOTE

FURNISHED ITEMS AVAILABLE FOR PURCHASE, SUBJECT TO NEGOTIATION.

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.

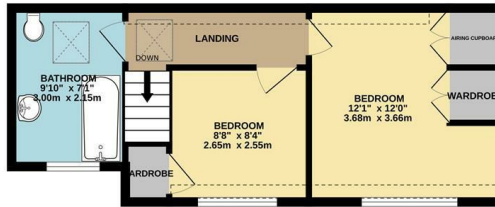




GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

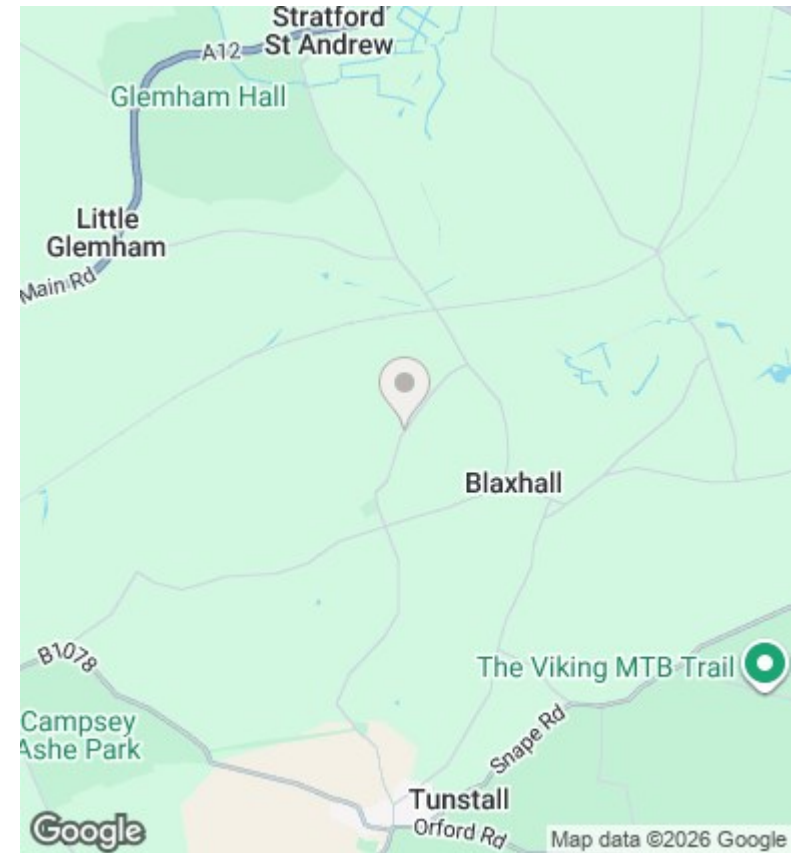


1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(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