



## Saxmundham,

Guide Price £375,000

- No Onward Chain
- Large Kitchen/Dining Room with Snug
- Secluded Hard Landscaped Garden
- Gas Central Heating and Double Glazing
- Principal Bedroom with Ensuite
- First Floor Sitting Room with Views Over the Green
- Parking and Garage
- 3 Further Bedrooms and Family Bathroom
- EPC - B

# Fromus Walk, Saxmundham

An elegant and well presented three storey semi detached house over looking a green, walking distance from the High Street and railway station. 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 dentist's 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: C



## DESCRIPTION

Occupying an enviable elevated position overlooking an attractive green, this beautifully presented three-storey semi-detached home forms part of the highly regarded development, ideally positioned a short stroll from the town centre whilst enjoying the open green space surroundings.

The property offers thoughtfully designed and versatile accommodation, enhanced by gas central heating and double glazing throughout. A welcoming entrance hall leads through to a cloakroom and a cosy family room/snug overlooking the front garden. To the rear, the heart of the home is a spacious L-shaped kitchen and dining area, well-appointed with modern fittings and ample storage, and enjoying direct access to the landscaped rear garden—perfect for both everyday living and entertaining.

On the first floor, a bright and airy sitting room benefits from elevated views across the green and rooftops of Saxmundham, creating a wonderfully light living space. This floor also hosts a double bedroom and a well-equipped family bathroom.

The second floor provides a peaceful retreat, featuring a generous principal bedroom with built-in wardrobes and a stylish en-suite shower room. Two further bedrooms offer flexibility for family, guests, or home working.

Outside, the front of the property features an open-plan lawn with planted borders and a neat box hedge. The rear garden has been thoughtfully landscaped for low maintenance, with paved terraces, an integrated water feature, and well-stocked borders. A timber shed, bin store, and rear access lead to a parking area with a single garage. (5.45m x 2.77m)

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Mains gas, electricity, water and drainage

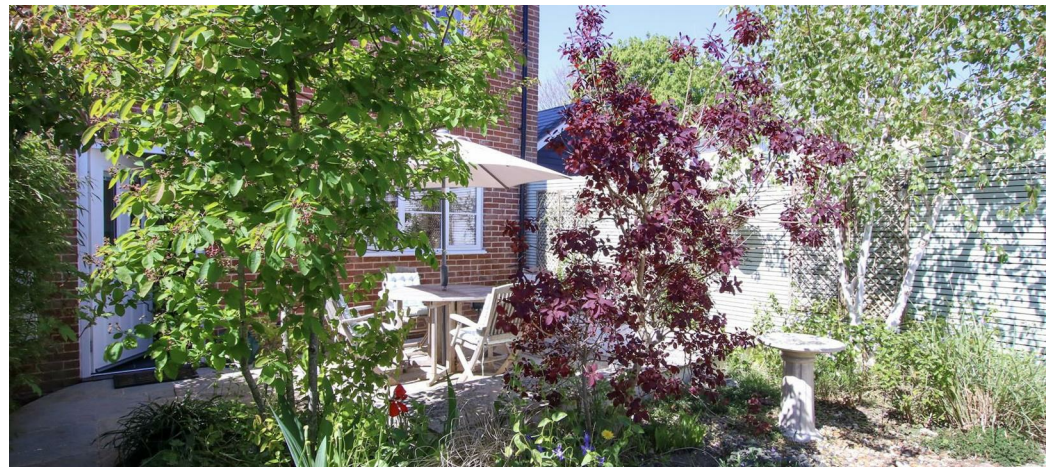
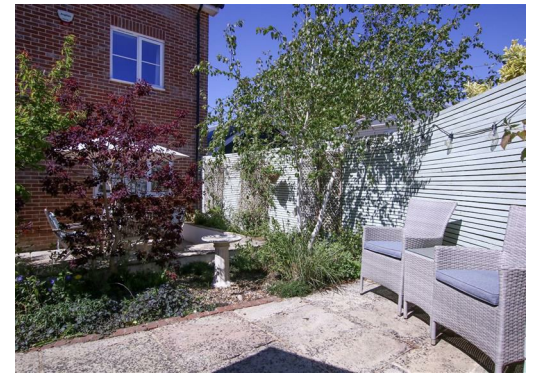
## VIEWING ARRANGEMENTS

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: 21105/RDB.

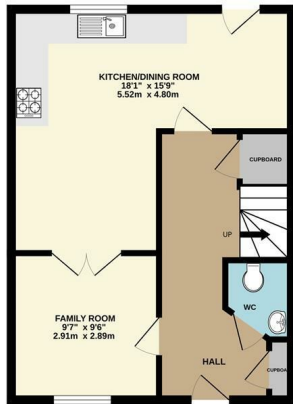
## FIXTURES AND FITTINGS

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.

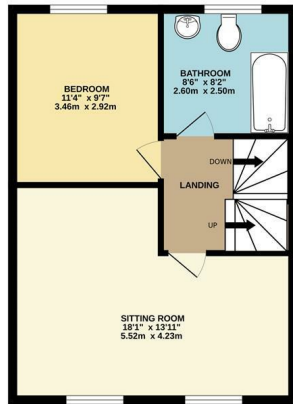




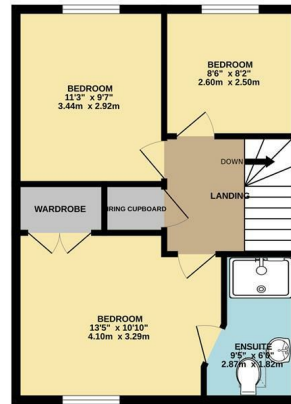
GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

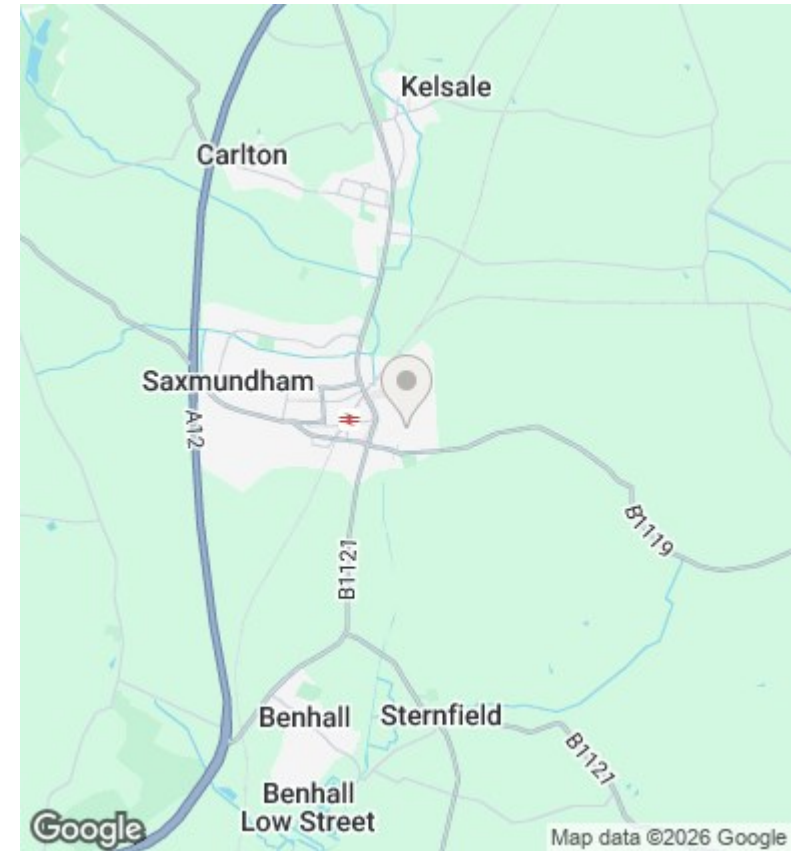


2ND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.3 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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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)