



Benhall,

Guide Price £380,000

- Spacious and extended semi-detached home
- Bright dual-aspect living room with wood-burning stove and garden access
- Three well-proportioned double bedrooms, including principal with ensuite
- Large shingle driveway with ample parking
- Shaker-style kitchen/breakfast room with integrated appliances
- Stunning rear garden with raised deck, summer house, greenhouse and outbuildings
- Elevated position with countryside views to the rear
- Separate dining room with feature fireplace and timber flooring
- EPC-

Coronation Row, Benhall

A spacious semi detached extended family home with delightful garden just a few yards from the village green on a 'no through' road at the village edge. The popular village of Benhall is well placed and lies about one and a half miles from the centre of Saxmundham, which itself offers a good range of shops set in a traditional High Street setting. Saxmundham also offers healthcare facilities, a library and sports clubs. The 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 half a mile from the property. Benhall has a primary school and is served by regular public transport to Saxmundham and the coast. 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.



Council Tax Band: C



DESCRIPTION

The property has been thoughtfully extended to create well-proportioned accommodation, perfectly positioned to take full advantage of its elevated setting with delightful countryside views to the rear. The welcoming hallway leads to a bright and spacious dual-aspect living room, featuring a contemporary wood-burning stove and casement doors opening onto a large raised deck overlooking the beautiful gardens.

The kitchen/breakfast room is fitted with attractive Shaker-style units, complemented by wood block work surfaces, a Butler sink, integrated appliances, and tiled surrounds, with glazed doors connecting seamlessly to the living space. A separate dining room to the front offers further versatility, complete with a characterful slate and steel fireplace and polished timber flooring.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a principal bedroom with ensuite shower room. The additional bedrooms are served by a stylish family bathroom featuring a P-shaped bath with shower, modern fittings, and full tiling.

Outside, the rear garden is a standout feature, with a large raised timber and composite deck providing an ideal entertaining space with far-reaching views over the landscaped gardens. Steps lead down to a lawn with a raised flower bed, well-stocked borders and a greenhouse. There are also various outbuildings, including a summer house, timber store, and a brick-built store with WC, all benefiting from power. A further patio area with arbor completes this exceptional outdoor space.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains electricity, water and drainage

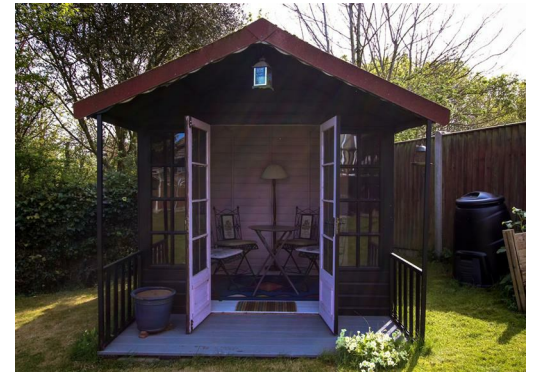
VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21088/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.





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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B		65	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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