



## Snape, Saxmundham

Guide Price £585,000

- Spacious Family Home
- Boot Room & Utility Room
- Ensuite Shower & Family Bathroom
- EPC - D
- Four Bedrooms
- Study & Cloakroom
- Ample Parking
- Large Kitchen/Dining/Living Room
- Principal Bedroom with Balcony
- Oil Central Heating



# Saxonfields, Snape

A substantial detached family home, situated in this most popular of East Suffolk Villages. Snape is home to the internationally famous Snape Maltings Concert Hall, surrounding shops and café, Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: D



## DESCRIPTION

A well-proportioned family home with rendered elevations beneath a tiled roof situated in this excellent village location. This property offers generous and versatile accommodation, particularly to the ground floor where the heart of the house is an impressive L-shaped open-plan kitchen/dining room opening to a courtyard garden.

The main entrance is approached from the driveway, with a glazed front door flanked by side windows that fill the space with natural light. This opens into a practical boot room, complete with a fitted bench and cupboards beneath, providing excellent storage. From here, doors lead to the kitchen/dining room and to the utility room - formerly the garage, now a large utility space with excellent storage.

The kitchen/dining room is a standout feature: spacious, bright, and sociable. French doors open onto a private courtyard garden, while multiple windows ensure a sunny aspect throughout the day. The kitchen is well fitted with a range of wall and base units, integrated fridge-freezer and dishwasher, and space for a range cooker with bottled gas connection. From here, doors lead to both the study and the sitting room.

The sitting room is a welcoming space, featuring a brick fireplace, fitted shelving, and a front-facing window. It opens into the front hallway, which provides a secondary entrance to the house, along with a cloakroom.

A staircase rises from the front hallway to the first-floor landing, giving access to four bedrooms and the family bathroom. The

principal bedroom is a light-filled dual-aspect double with built-in wardrobes and French doors opening onto a superb large balcony measuring a wonderful space for morning coffee or evening relaxation. The second bedroom is another generous double with built-in wardrobes, front-facing window, and an en-suite shower room. The third bedroom is also a double with built-in wardrobes and a front aspect, while the fourth bedroom, a single, enjoys views across the balcony. The family bathroom completes the accommodation.

## OUTSIDE

The property is set back from the lane, approached via a shingle driveway that provides off-road parking for two to three vehicles. This leads to a south-east facing sandstone patio, creating a pleasant seating area. From the kitchen/dining room, French doors open to a courtyard garden, also laid with sandstone, which flows through to the main garden at the front of the house.

The front garden enjoys a south-west aspect and is triangular in shape, bordered by mature hedging and fencing. It is attractively planted with established trees and shrubs, and the front elevation of the house is beautifully adorned with wisteria. Within the grounds there is also a useful garden shed.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Main electricity, water and drainage. Oil fired central heating.



## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

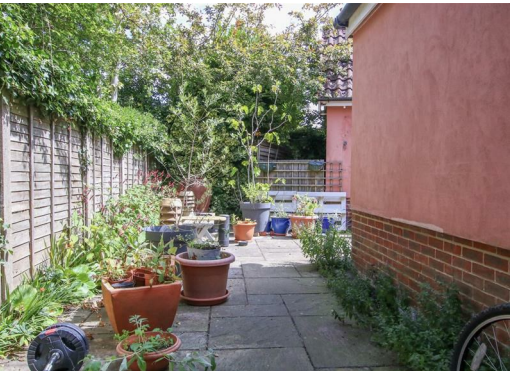
Tel: 01728 452469 Ref: 20948/RDB.

## FIXTURES & FITTINGS

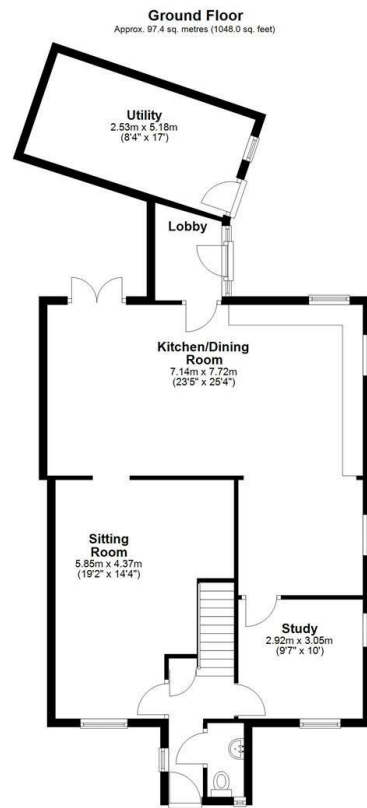
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Total area: approx. 177.3 sq. metres (1908.9 sq. feet)



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law 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) <b>A</b>		
(81-91) <b>B</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		
	63	78
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](http://www.epcregister.com)