



Saxmundham,

Guide Price £595,000

- No Onward Chain
- Garage & Parking
- Oil Central Heating
- Three Bedrooms
- Walking Distance to Pubs & Estuary
- EPC - C
- En Suite, Bathroom & Cloakroom
- Village Location

The Street, Saxmundham

An immaculately presented detached family home set in private gardens in the ever popular village of Snape. 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



Tenure

Freehold

Property Overview

Built in 2014 and maintained impeccably ever since, Crown View is a beautifully presented detached home in the centre of Snape village. Finished in a contemporary decorative style, the property benefits from sealed-unit double glazing & oil-fired central heating (underfloor on the ground floor, radiators upstairs)

An ideal full-time residence, it would also make a secure and low-maintenance second home — perfectly placed for the Snape Maltings.

Kitchen Diner

A spacious, welcoming room with tiled flooring extending through the hall, utility and cloakroom. Fitted with an extensive range of units and worktops, china 1½-bowl sink, five-ring LPG hob with cooker hood, and Neff eye-level double oven.

Utility Room

Additional worktop and storage, stainless steel sink, plumbing for washing machine, side access door, underfloor heating controls, and cupboard housing the pressurised hot water cylinder.

Cloakroom

WC, wash basin and coat hooks

Living Room

A generous dual-aspect living space with natural timber flooring, French doors to the rear garden, and a fireplace with log burner.

Master Bedroom

A superb main bedroom with fitted wardrobes, bedside tables,

chest of drawers and dressing table. Access to extensive eaves storage.

Ensuite: Double-width shower, wash basin and WC.

Bedroom Two

A comfortable double room with eaves storage.

Bedroom Three

Bedroom with fitted wardrobes.

Bathroom

White three-piece suite plus separate shower cubicle

Outside

Front Garden is mainly laid to lawn with shrub borders, circular brick seating area, raised patio, summerhouse, and open-fronted wood store.

Garage with power, adjoining carport, and additional driveway parking.

The rear garden is private, with a good-sized patio, lawn, mature shrub borders and secure fencing.

Services

Mains Electricity, Water & Sewage. Oil Central Heating

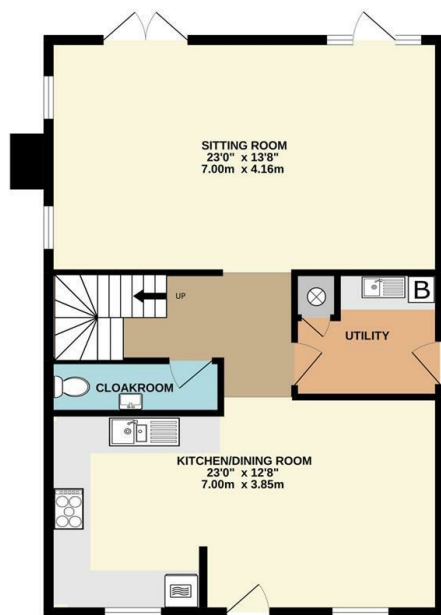
Outgoings

Council Tax Band Currently D

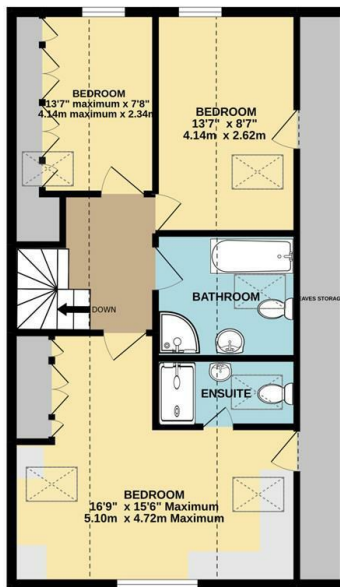




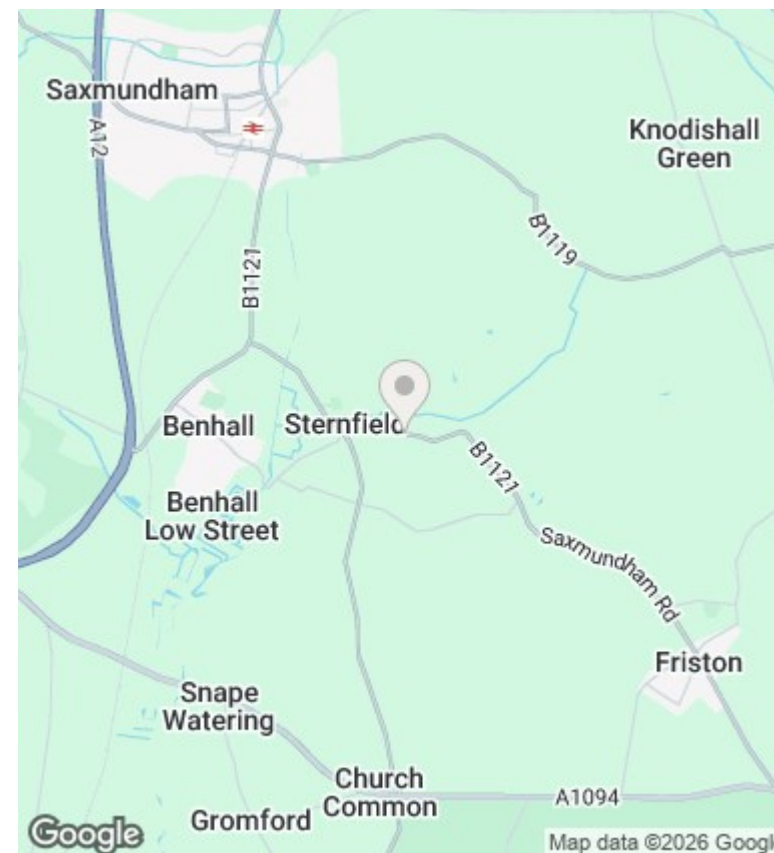
GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 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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Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(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