



## Snape, Suffolk

Guide Price £450,000

- Immaculate Presentation
- Parking & Garage
- Close Snape Maltings
- Double Glazing
- Large Studio / Fourth Bedroom
- Wood burner
- Oil Central Heating
- South Facing Garden
- EPC - B

# Glebe Court, Snape

Exceptional Mews house with south facing courtyard garden in a select development of 10 homes. Snape has three family-friendly bistro pubs and the internationally famous Snape Maltings Concert Hall, with surrounding shops and café. Snape is equidistant between the Medieval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and are 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 Street via Ipswich, two supermarkets, and Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: E



## DESCRIPTION

Forming part of an exclusive development of ten properties built to a high standard some eight years ago by reputable local builders Teamwork Ltd. The house benefits from a marvellous fusion of contemporary and traditional styling, attention to detail featuring engineered oak flooring, limestone and marble tiling and custom built kitchen and bathrooms.

The accommodation fit with double glazing and oil fired central heating is arranged over three floors. The entrance hall is light and welcoming area, leading to the cloakroom and utility cupboard. A stylish fitted kitchen/dining room perfect for entertainment. French doors open to the sitting room, complete with a contemporary wood burning stove and French doors open to the south facing courtyard garden.

On the first floor are three double bedrooms and family bathroom. The master bedroom is also accompanied with an ensuite shower room. To the second floor is the studio bedroom, a versatile and spacious area. To the outside of the property is the sunny south facing courtyard garden, allowing access to both the garage and parking area directly to the rear of the property.

## ACCOMMODATION

### ENTRANCE HALL

Oak front door and engineered oak flooring. Under stairs storage cupboard

### CLOAKROOM

White suite, hand basin and W.C.

### UTILITY CUPBOARD

Fitted with washing machine and condensing tumble dryer.

### SITTING ROOM

A lovely light room with double glazed casement doors and windows overlooking the courtyard, Wood burning on limestone hearth, double casement doors to:

### KITCHEN/DINING ROOM

Bespoke fitted kitchen with shaker style base and wall cupboards, oak work

surfaces and tiled surrounds. Fitted electric oven, hob with extractor over, fridge/freezer and dishwasher, one and a half bowl ceramic sink with mixer tap. Window to front elevation and engineered oak floor.

## FIRST FLOOR

### LANDING

Floor to ceiling opaque glazed windows. Built in airing cupboard.

### MASTER BEDROOM

Window to rear elevation, built in wardrobes.

### ENSUITE SHOWER ROOM

White suite comprising of walk in shower, WC, and hand basin inset into vanity unit, mirrored door wall cupboard, radiator, shelving and tiled walls.

### BEDROOM TWO

Double glazed, key lite roof window with fitted blind.

### BEDROOM THREE

Double glazed window to rear, shelving.

### FAMILY BATHROOM

White suite comprising of panelled bath with mixer tap and hand held shower, hand basin inset into vanity unit, mirrored door wall cupboard, WC, chrome heated ladder towel rail and wall tiling.

## SECOND FLOOR

### LANDING

### BEDROOM FOUR / STUDIO

A very spacious room with double glazing, key lite roof window, deep built in storage cupboard and eaves storage cupboard.

## OUTSIDE AND GARDENS

Glebe court is approached via a private gravelled driveway. To the front of the property is a paved area leading to the front door and to the rear is a south facing and walled courtyard ideal for relaxing and alfresco dining. A hand gate opens onto a shared driveway and the garage and two parking spaces.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently E. Service charge: annual charge currently in the region of £150. Full details to be confirmed.

## SERVICES

Mains electricity, water and drainage.

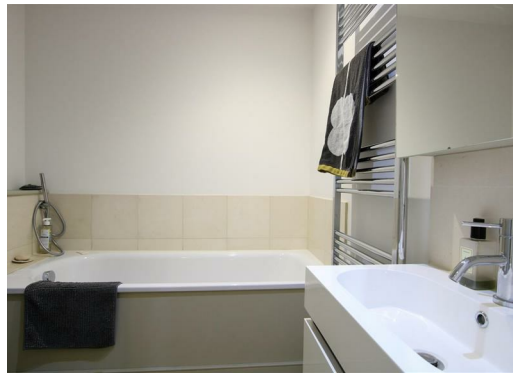
## VIEWING ARRANGEMENT

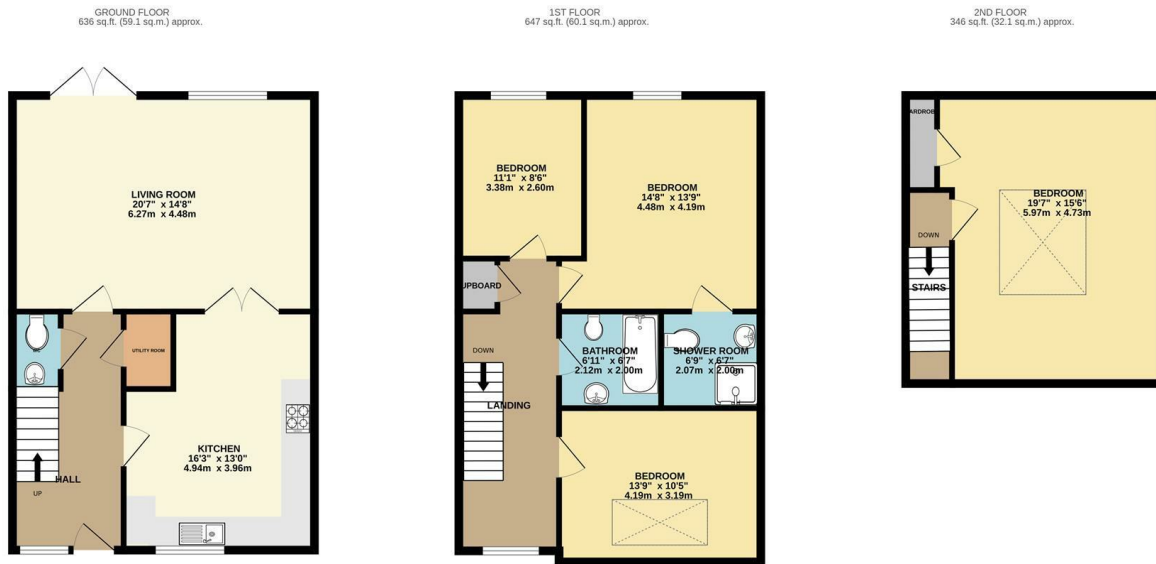
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 20484/RDB.

## FIXTURES & FITTINGS

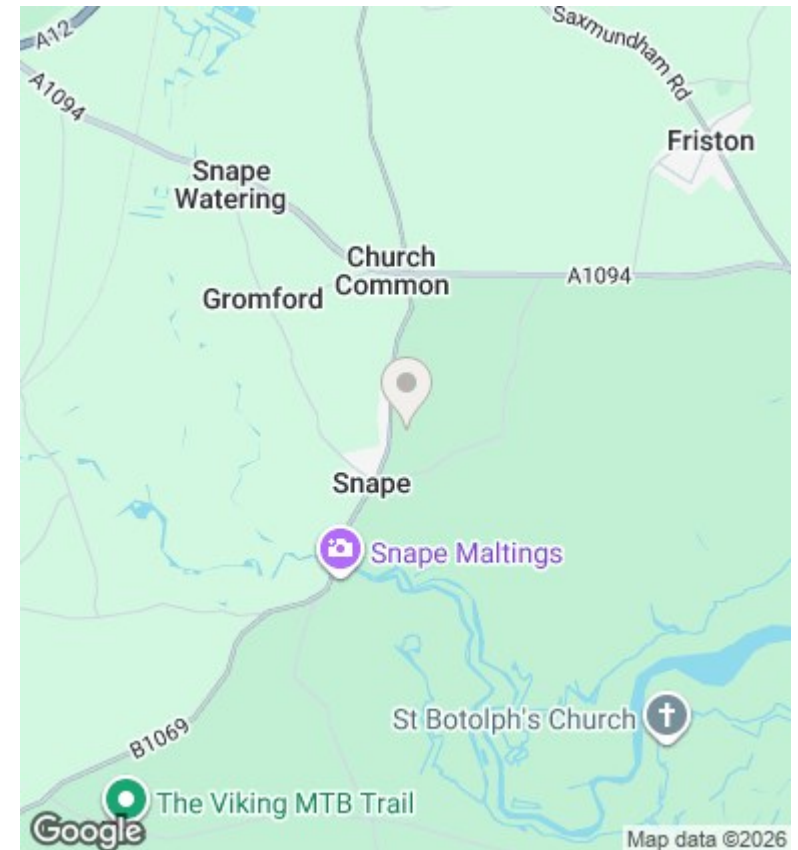
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TOTAL FLOOR AREA : 1628 sq.ft. (151.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		93
(81-91)	B	85	
(69-80)	C		
(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](http://www.epcregister.com)