



Druce Estate & Letting Agents Ltd  
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| Score | Energy rating |
|-------|---------------|
| 92+   | A             |
| 81-91 | B             |
| 69-80 | C             |
| 55-68 | D             |
| 39-54 | E             |
| 21-38 | F             |
| 1-20  | G             |

| Potential | Current |
|-----------|---------|
| 94 A      | 84 B    |



**About us:** Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded their services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Saxmundham, Suffolk

Asking Price Of £365,000

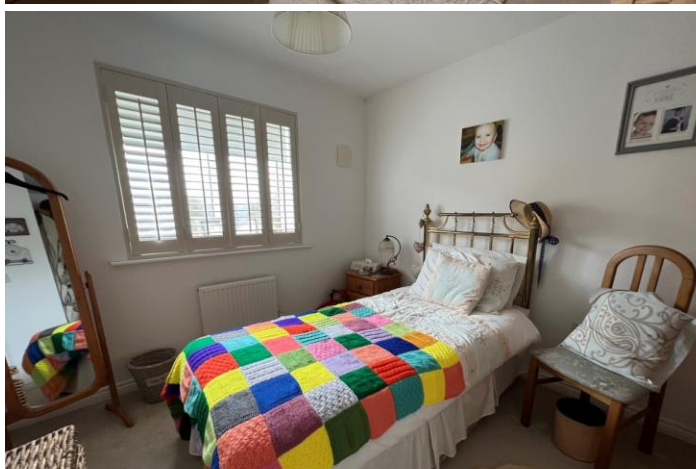
## Property Summary

This beautifully presented 4 bedroom (en suite) detached home with conservatory, is ready for you to move into and enjoy. It benefits from a neat manageable garden, detached garage, and ample parking on the driveway. Situated on the edge of town, with easy access to the train station, A12 and the beautiful Heritage coast.

NO CHAIN – FAST POSSESSION POSSIBLE

## Property Features

- Attractive 4 bedroom (en suite) detached home.
- Spacious well-equipped kitchen/dining room.
- Good sized living room and conservatory with French doors to garden. California style shutters to most windows.
- Downstairs cloakroom, upstairs family bathroom.
- Gas fired central heating/double glazed windows and doors.
- Manageable rear garden.
- Single detached garage with power and lights.
- Parking for 2 cars on the driveway.
- Cul de sac location.
- Close to Shops, Schools, Train station with service to London, A12 and lovely coast.



## Property Description

Approximate total floor area: 1194sq ft, 110.9sq Mtr.

**Front door** to hallway, stairs to 1st floor, doors to:

**KITCHEN/DINING ROOM** 11' 11" x 14' 0" (3.63m x 4.27m) Window to the front aspect. Extensive range of fitted cabinets, with integrated fridge/freezer, dishwasher, washing machine, built in gas hob with stainless steel extractor hood above and double oven below.

**CLOAKROOM** 6' 0" x 3' 9" (1.83m x 1.14m) Close coupled wc, pedestal hand basin and extractor fan.

**LIVING ROOM** 18' 9" x 12' 0" (5.72m x 3.66m) French doors with glazed full length windows either side, leading to conservatory. Good sized storage cupboard/office nook.

**CONSERVATORY** Lean-to style. Floor to ceiling double glazed windows, French door and single door to garden, power and light connected.

**First floor** landing, door to:

**MASTER BEDROOM** 10' 8" x 11' 10" (3.25m x 3.61m) Window to front, door to:

**En-suite** Shower cubicle with adjustable shower head, closed coupled wc pedestal hand basin and extractor fan.

**BEDROOM 2** 9' 3" x 11' 7" (2.82m x 3.53m) Window to rear.

**BEDROOM 3** 9' 2" x 10' 10" (2.79m x 3.3m) Window to rear.

**BATHROOM** 6' 7" x 6' 6" (2.01m x 1.98m) Panel bath with wall mounted shower head, shower screen, pedestal basin, with 2 door cupboard below, shower point above, closed coupled wc and extractor fan.

**BEDROOM 4** 7' 9" x 7' 4" (2.36m x 2.24m) Window to front. Built in double door wardrobe.

**OUTSIDE** To the front: A curved lawn and low hedge frame the front of the property, and a footpath leads to the front door.

The brick paved driveway with parking for two cars leads to:

**DETACHED GARAGE** with up and over door, power and light are connected plus personal door to the garden. Off the driveway a gate leads to

**GARDEN** which is fully enclosed and laid to lawn, with shrub border.

## Viewings

By accompanied appointment with a member of staff.

## Local Authority

East Suffolk Council, Council Offices, Station Road, Melton, Suffolk IP12 1RT Tel: 01394 383 789

## Tax Band

Council Tax Band D.

**NB** Items depicted in the photographs are not necessarily included in the sale.

