



Blue Shutters, Saxtead, Suffolk



A delightful THREE BEDROOM DETACHED property in the heart of Saxtead having been extensively renovated from top to bottom LARGE GARAGE GARDENS **OFF-ROAD PARKING**SOLAR PANELS****

LOCATION Blue Shutters is on the outskirts of Framlingham and has Saxtead Mill close by together with The Old Mill House public house. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

GUIDE PRICE: £495,000

- Entrance Hall
- Sitting Room
- Conservatory/Dining Room
- Kitchen
- Principal Bedroom
- Bedroom 2
- Bedroom 3 (Downstairs)
- Downstairs Wet Room/Upstairs Family Bathroom
- Garden and parking
- Larger than average Garage



BLUE SHUTTERS - INTERIOR A spacious Entrance Hall with contemporary stairs rising to the first floor welcome you inside this immaculately presented property which is light and airy having a floor to ceiling window to the side of the fully glazed Entrance Door. To the left is a dual aspect Sitting Room with an inset, real flame effect electric fire as the main focal point in the room with patio doors leading into a garden room. The Conservatory has ample space for a large dining table and offers lovely garden views. The Kitchen is to the right of the Entrance Hall and benefits from a contemporary range of grey base and wall units with white quartz worktops and a ceramic sink and drainer with a stainless-steel mixer tap. There is an eye level double oven, tall fridge freezer, under counter freezer, waste bins, washing machine and dishwasher all of which are integrated. A breakfast bar overlooks the front garden. Off the Kitchen is an Inner Hall which benefits from fitted, shelved cupboards and a door leading into the garage. To the left is a fully tiled Wet Room benefitting from an electric shower, wash hand basin, wall hung wc and a chrome towel rail with opaque window to the side. Ideally located next to the Wet Room is a bedroom which is dual aspect and benefits from a built-in wardrobe and French doors leading out onto the rear garden. On the first floor a spacious landing has a dormer window with a cupboard to the side. There are two spacious double bedrooms both benefitting from built-in wardrobes. There is also a Family Bathroom comprising a bath with mains fed shower over, overhead rain shower and separate shower supplied from a stainless-steel mixer tap, wash hand basin, wc and chrome towel rail. There is also a built-in shelved cupboard. This completes this immaculately presented property which has been lovingly renovated from top to bottom by the current vendors.



BLUE SHUTTERS - EXTERIOR A gravelled drive offers off-road parking for approx. three cars. There is a larger than average garage which has windows and a personal door to the rear garden. A paved patio wraps around the property so there are many potential seating/al-fresco dining areas and with seven outside lights and 2 outside taps. The front and side garden are laid to lawn with a range of plants and shrubs in the flower beds and a hedge to the front, making the garden very private. A summerhouse in the corner of the garden, two garden sheds and a greenhouse for those garden lovers.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: E

Postcode: IP13 9QB

SERVICES Private treatment plant shared with other properties in the road and is approximately £300 a year to run, mains water and electricity, Electric, inset wood burner to the Sitting Room. Double glazed and has LPG Central Heating

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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