



## Snape, Suffolk

Offers Over £525,000

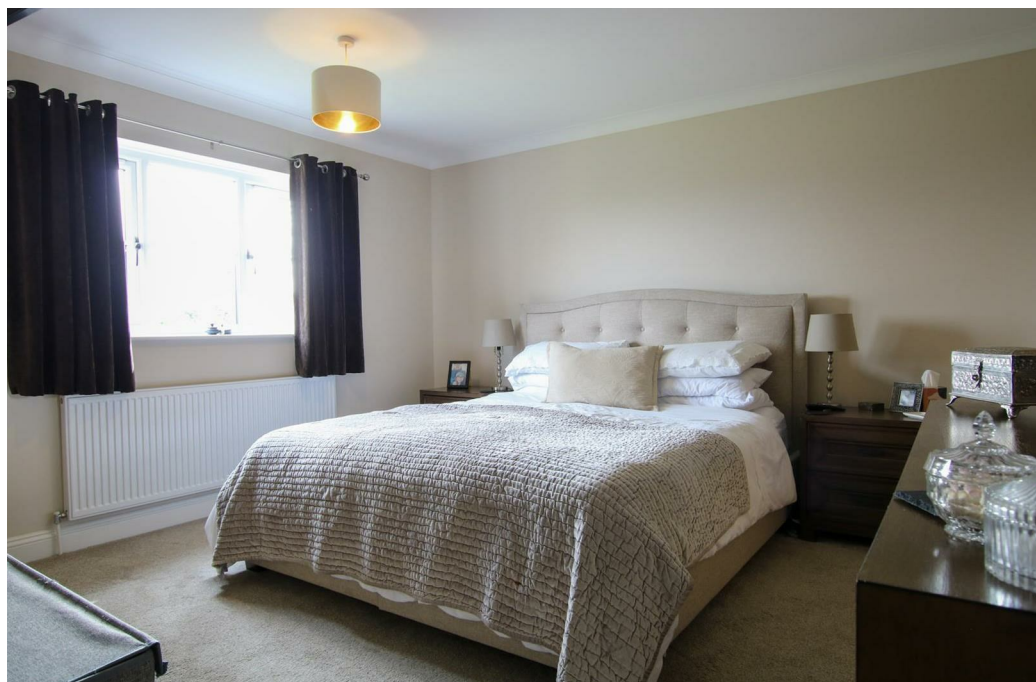
- Bespoke Fitted Kitchen
- Driveway Extended
- Utility Room
- New Bath & Shower Room
- Wood Burner
- Immaculate Condition
- New Windows & Doors
- Remodelled Kitchen / Diner
- EPC - E

# Saxonfields, Snape

With extensive renovation and immaculate presentation is this detached bungalow tucked in a secluded corner of a cul sac in the popular village of Snape. Boasting three family-friendly bistro pubs, 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: E



## DESCRIPTION

Standing in a secluded corner plot, this spacious detached bungalow has undergone an extensive programme of remodelling and improvement to create an outstanding property of excellent quality and beautifully presented accommodation. Featuring Herringbone Hydrolock herring bone oak effect flooring, Oak internal doors, new double glazed windows and doors, and oil fired central heating. The property comprise of entrance hall, sitting room with wood burning stove and French doors opening to the generous secluded garden. The kitchen/dining room has been remodelled to create one large space with double aspect and opening into the garden. A High quality fitted kitchen complete with quartz work surfaces, breakfast bar, integrated appliances and splendid pantry cupboard. Off the kitchen is an excellent utility room. The principal bedroom overlooks the rear garden and has a re-fitted ensuite shower room. There are two further bedrooms and a re-fitted bathroom completing the accommodation. Standing in the corner of a cul de sac, the extended driveway provides ample off road parking/turning space and access to the detached brick and tile garage, front and rear gardens with paved foot paths and raised patio.

## ACCOMODATION

### ENTRANCE HALL

Hydro lock oak effect herringbone flooring. Built in airing cupboard. Oak internal doors.

### SITTING ROOM

Fireplace and mantle with slate hearth and wood burning stove. Window and French doors opening to the garden.

## KITCHEN / DINER

Hydro lock oak effect herringbone flooring. Range of fitted base and wall cupboards, quartz work surfaces and breakfast bar. Twin enamel butler sink with flexi mixer tap. Window overlooking the front garden. Oil fired central heating boiler. Further unit with larder cupboard and concealed fridge freezer. French doors opening to the rear garden.

## UTILITY ROOM

Entrance door to front. Plumbing for washing machine and dishwasher

## BEDROOM ONE

Built in wardrobe, window over looking rear garden

## ENSUITE

Re-fitted white suite comprising of tiled shower cubicle, hand basin and WC. Wall tiling. Opaque window to rear

## BEDROOM TWO

Lobby with built in wardrobe, window to front

## BEDROOM THREE

Window to front

## BATHROOM

Re-fitted white suite comprising of panel bath with shower attachment, hand basin with storage cupboard and WC, wall tiling, opaque window to front

## OUTSIDE

Extended shingle driveway providing off road parking and access to a detached single garage with up and over entrance door, power and lighting. Lawn gardens to front and rear with paved foot paths and raised patio area.

## TENURE

Freehold

## OUTGOING

Council tax Band currently E

## SERVICES

Mains electricity, water and drainage

## VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20483/RDB.

## FIXTURES & FITTINGS

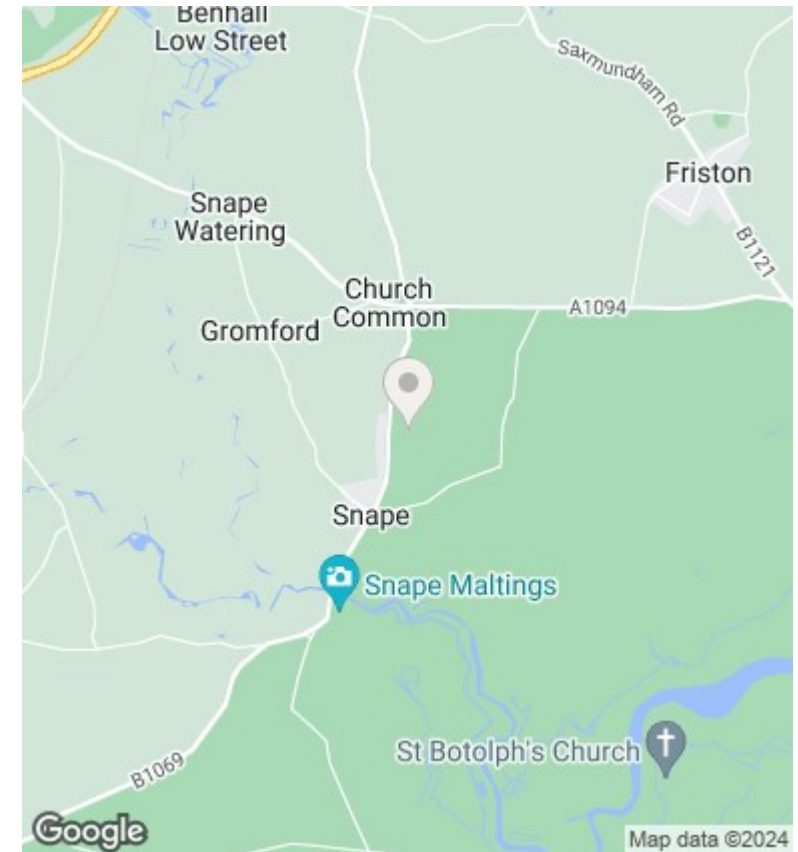
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TOTAL FLOOR AREA: 112.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metreplan 12/2021



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £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
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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)