



Snape, Suffolk

Offers In Excess Of £400,000

- No Onward Chain
- Open Fireplace
- Close Snape Maltings
- Large Garden
- Large Living Room
- Double Garage
- Alde Valley Views
- Oil Central Heating
- EPC - E

Drury Park, Snape

A spacious detached bungalow requiring updating, situated on a substantial plot with fine Alde valley views from the garden. 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 are 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 and offers two supermarkets. It is also only a few miles away from Friday Street Farm Shop, with café, butchers and fishmongers, selling local produce and groceries.



Council Tax Band: D



DESCRIPTION

Offered for sale with no onward chain is this spacious detached bungalow standing in a large gently sloping garden with fine views over the Alde valley. The property stands in a peaceful close on the east side of the village close to centre and within walking distance of Snape Maltings and the Sailors Path, a fine walk to Aldeburgh. Set well back from the road the driveway provides off road parking and access to a brick and tiled double garage. A sloping lawn with central path leads to the entrance door. A side gate and pathway leads to the rear garden. A patio runs along the side of the building with central steps to the large lawn garden with a variety of shrubs. The sloping gardens rises to point where fine views over the accommodation with oil fired central heating and double glazing. However, is in need of general modernisation and improvement, comprises:

ACCOMMODATION

STORM PORCH

Entrance door to:

ENTRANCE HALL

Cloaks storage cupboard

CLOAKROOM

Suite comprising hand basin and W.C. Opaque window.

SITTING/DINING ROOM

Brick open fireplace with quarry tile hearth. Window to front elevation. Sliding patio doors open to the rear.

KITCHEN

Range of base and wall cupboards, work surfaces, tiled surrounds, single drainer sink unit. Glazed door to:

REAR PORCH

Versatile space either used for storage or a boot room. Door to garden

INNER HALLWAY

Built in airing cupboard.

BEDROOM

Window over looking front garden.

BEDROOM

Window over looking rear garden. Built in wardrobe.

BEDROOM

Window over looking rear garden.

WET ROOM

Floor drain shower, wall tiling. Hand basin and W.C. Opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains electricity water and drainage, fibre broadband available

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20482/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

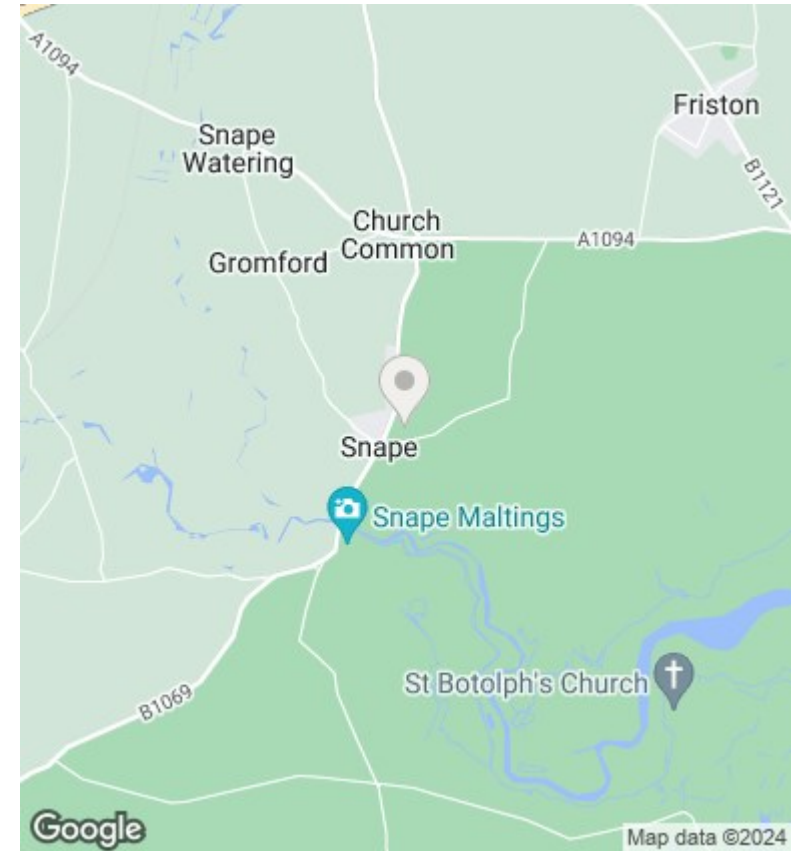




GROUND FLOOR
89.5 sq.m. approx.



TOTAL FLOOR AREA: 89.5 sq.m. approx.
While 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 misstatement. 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 is to be given as to their operation or efficiency. Call us on 01284 552222.



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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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