



Snape, Suffolk

Guide Price £420,000

- Oil Fired Central Heating
- Two Designated Parking Spaces
- Large Second Floor studio /Third Bedroom
- EPC - B
- Double Glazing
- Garage
- Close Snape Maltings
- Walled Front & Rear Gardens
- Wood Burning Stove
- Current Holiday Let

Glebe Court, Snape

Stylish Mews house in a select development of ten 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 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 only a few miles away from Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: D



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 a light and welcoming area, leading to the cloakroom and the stylish fitted kitchen/dining room. French doors open into the sitting room complete with a contemporary wood burning stove and French doors open to the paved and predominately walled courtyard garden. On the first floor are two double bedrooms and family bathroom. The master is also accompanied with an ensuite shower room. To the second floor is the studio bedroom, a versatile and spacious area. Directly to the left of the property is a designated parking area.

ACCOMMODATION

ENTRANCE HALL

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

CLOAKROOM

White suite, hand basin and W.C.

SITTING ROOM

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 glazed windows. Built in airing cupboard.

MASTER BEDROOM

Window to front elevation, built in wardrobes.

ENSUITE SHOWER ROOM

White suite comprising Walk in shower, WC, and hand basin inset into vanity unit, mirrored door wall cupboard, chrome heated towel rail, shelving and tiled walls.

BEDROOM TWO

Double glazed Velux skylight with fitted blind.

BATHROOM

White suite comprising 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 THREE / STUDIO

A very spacious room with double glazed Velux skylights with fitted blinds, eaves storage cupboard.

OUTSIDE AND GARDENS

Glebe court is approached via a private gravelled driveway. To the front of the property is a walled and paved garden with variety of shrubs leading to the front door and to the rear is ideal relaxing and

alfresco dining. To the left of the property are two designated parking area as well as the garage with an up and over door and electrical points.

TENURE

Freehold

OUTGOINGS

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

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

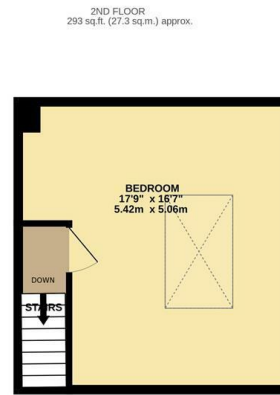
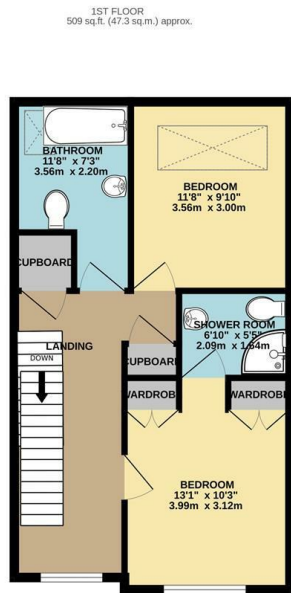
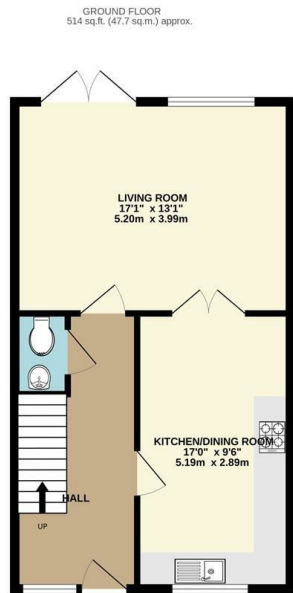
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20485/RDB.

FIXTURES AND 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.







TOTAL FLOOR AREA : 1316 sq.ft. (122.3 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

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Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(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