



## Friston, Saxmundham

Guide Price £475,000

- No Onward Chain
- Large Open Plan Kitchen/Dining/Living Room
- Ensuite Shower Room & Family Bathroom
- Private Garden, Garage & Parking
- Sitting Room with Wood Burner
- Oil Fired Central Heating & Double Glazing
- Three Double Bedrooms with Fitted Wardrobes
- Conservatory
- EPC - Awaiting



# The Meadows, Friston

An exceptional detached modern home, tucked away in a discreet location within Friston. Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.



Council Tax Band: D



## DESCRIPTION

The Meadows is a cottage style, immaculate modern home, situated within a peaceful, private cul-de-sac of ten homes. Tucked away in a discreet location, the house offers a wonderful blend of contemporary design and comfortable living, making it ideal for families or those seeking a tranquil lifestyle.

This attractive home benefits from oil-fired central heating and double glazing, high energy efficient, and finished to a high standard throughout. The entrance door opens into a welcoming entrance hall, with oak floor and adjacent cloakroom. Stairs rise to the first floor galleried landing.

At the rear of the property lies a spacious and light-filled kitchen/dining/living room, ideal for everyday family living and entertaining. The kitchen is stylishly appointed with ample storage units, integrated appliances, and worktop space including a breakfast bar, while the adjoining dining area enjoys views of and access to the rear garden via casement doors. A separate utility room offers additional storage and work space, and provides internal access to good size garage.

The generously proportioned sitting room is a real feature of the home, enjoying a triple aspect that fills the space with natural light. A central recessed fireplace with a wood-burning stove adds a cosy focal point, while double doors lead into a bright conservatory—creating a seamless flow between the interior and the garden beyond.

Throughout the ground floor, high-quality engineered oak flooring runs through the hall and sitting room, adding warmth and character, while the kitchen features attractive tiled flooring for

practicality and style.

Upstairs, the spacious landing leads to three well-sized bedrooms. The principal bedroom is particularly impressive, offering generous proportions and a modern en-suite shower room. Two further double bedrooms provide ample space for family members or guests, and a well-appointed family bathroom completes the first-floor accommodation.

Outside, the property continues to impress. To the front, a driveway offers off-road parking and leads to an attached garage.. To the rear, the private garden is mainly laid to lawn and features a delightful patio area—perfect for outdoor dining, entertaining, or simply relaxing in the sun.

This superb home offers a rare opportunity to enjoy modern living in a peaceful and exclusive setting. Early viewing is highly recommended.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains electricity & water, private drainage. Oil fired central heating.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20859/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.







# AWAITING FLOOR PLAN

## 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) <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>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## 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)