



Frostenden, Suffolk

Offers In Excess Of £975,000

- Immaculate Presentation
- One Bedroom Annex
- Village Location
- Five Bedrooms
- Parking for Ample Vehicles
- Over 3000 sq ft
- Five Bathrooms
- Double Garage
- EPC - A

Clay Common, Frostenden

An exceptional detached family home with a large one bedroom annex, completed to a high specification and taking full advantage of the latest technology to create a highly efficient and spacious family home. Situated in this rural yet surprisingly convenient location about five miles from the renowned coastal town of Southwold. Built in 2019 by the current owner the impressive family home features high levels of insulation, double glazing, under floor heating to both ground and first floor, supplied by an air source heat pump with 7.7 Kw solar array and 10.5 Kw battery, creating versatile and comfortable accommodation of over 3000 sq ft at minimal running cost. The main house has well proportioned rooms which include entrance hall, shower room, utility room, second reception/dining room, main living room with fireplace and wood burning stove which opens into a fabulous kitchen with integrated appliances, large range of storage cupboards include bespoke bar, larder cupboard and island with quartz work surfaces. On the first floor off the landing is the master suite complete with dressing room, ensuite and balcony with a fine view over the neighbouring countryside. Three further double bedrooms, one having an ensuite, a family bathroom completes the accommodation. The annex has independent access, large open planning kitchen/living/dining room and generously proportioned bedroom and bathroom with its own garden to the rear. Set back from the road, 'Pippins' has ample off road parking, detached double garage (with under floor heating!) a further room complete with under floor heating ideal for a home office or games room. To the rear is a lawn garden and paved patio area.



Council Tax Band: E



ACCOMMODATION

PORCH

HALL

Staircase to first floor.

SHOWER ROOM

Suite comprising shower, hand basin and W.C.

UTILITY/PLANT ROOM

DINING/ SECOND RECEPTION ROOM

Window to front elevation.

SITTING ROOM

Recessed fireplace with wood burning stove. Windows to front and side elevations. Opening to:

KITCHEN/BREAKFAST ROOM

A splendid room fitted with a quality range of kitchen cabinets with quartz work surfaces with upstands and single drainer sink unit with flexi mixer tap. matching island and breakfast bar. Integrated larger cupboard and splendid drinks cabinet. Fitted appliances include American style fridge/freezer with integrated ice maker. Gas hob with cooker hood, twin fan ovens, microwave, coffee machine and concealed fridge/freezer and dishwasher. Windows and Bi-fold doors opening to the garden.

FIRST FLOOR

GALLERIED LANDING

Window to front elevation.

MASTER BEDROOM

Casement doors open to a wide balcony with fine countryside view.

DRESSING ROOM

Fitted hanging space and draws.

ENSUITE

Suite comprising twin hand basins with storage cupboards below. Large walk in shower with overhead and hand held showers. W.C. Heated towel rail and opaque window.

BEDROOM TWO

Window to front elevation.

ENSUITE

Suite comprising hand basin with storage cupboard below. Walk in shower with overhead and hand held showers. W.C. Heated towel rail and opaque window.

BEDROOM THREE

Window to rear

BEDROOM FOUR

Window to front and side

BATHROOM

Suite comprising twin hand basins with storage cupboards below. Large walk in shower with overhead and hand held showers. W.C. Heated towel rail.

ANNEX

ENTRANCE LOBBY

Oak topped boot box, Coat hooks and shelves. Roof lantern.

KITCHEN/LIVING/DINING ROOM

Fitted with a quality range of kitchen cabinets with work surfaces, upstands and single drainer sink unit, matching breakfast bar. Fitted appliances include American style fridge/freezer with integrated ice maker. Gas hob with cooker hood, fan oven, concealed fridge/freezer and dishwasher. Bi-fold doors open to the patio and garden.

BEDROOM

Windows over looking the garden.

BATHROOM

Suite comprising Hand basin with storage cupboard below. Large walk in shower double end bath. W.C. Heated towel rail. Opaque window.

OUTSIDE

Electric gate opens to the driveway which continues to either side of the property, one side leading to the annex which is enclosed by panel fencing with paved pathways patio area and lawn to the far side the driveway leads to the DOUBLE GARAGE with remote control electronic entrance door. Power and lighting. Under floor heating. External staircase to STUDY/HOBBY ROOM with window to rear and under floor heating. To the side of the garage is a lawn garden and wide paved patio area.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains electricity and water. Private drainage (sewage treatment plant)

AGENTS NOTE

Property is fitted with an Air Source Heat Pump as part of the Green Deal Finance Plan.

Planning Permission to extend the annex.

Please contact the agent for more information.

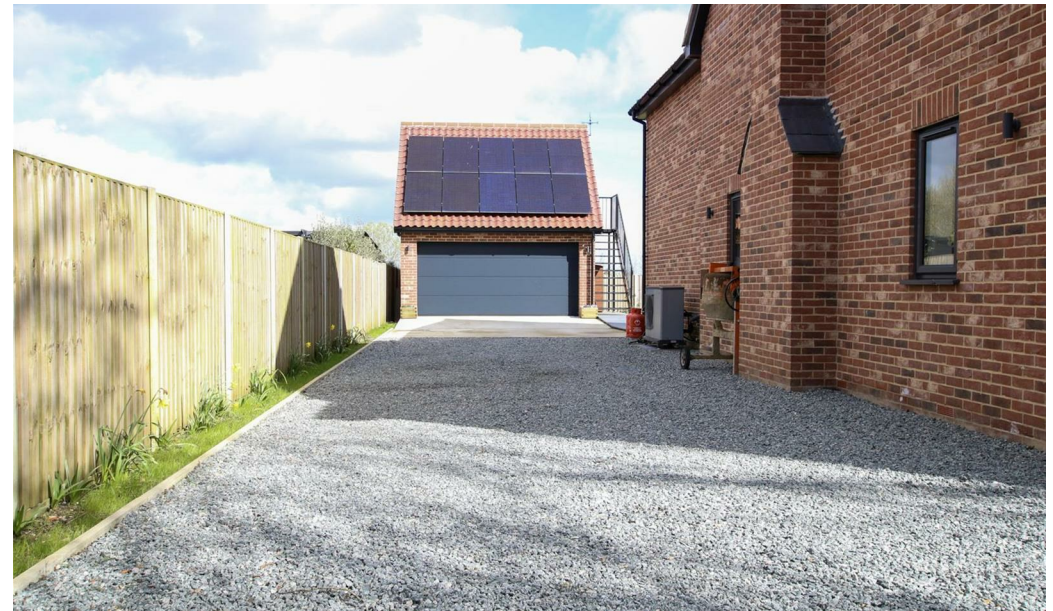
VIEWING ARRANGEMENT

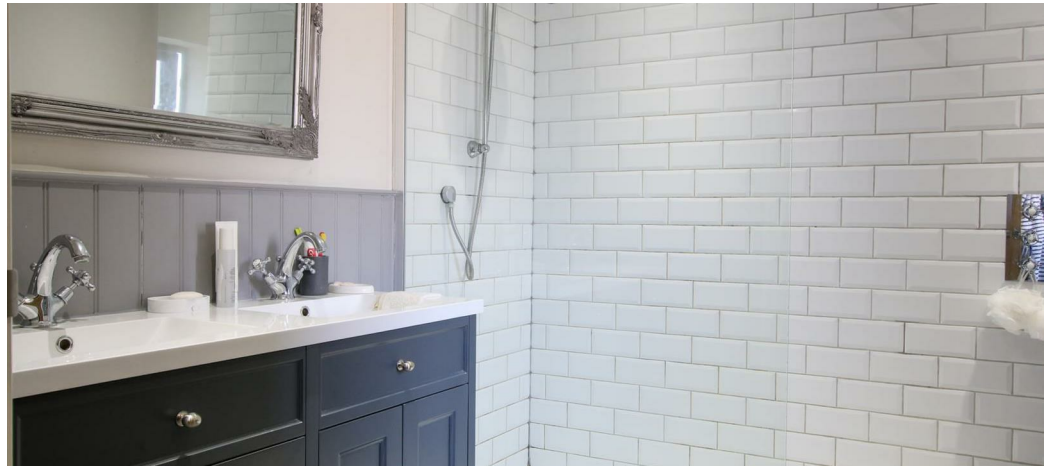
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253

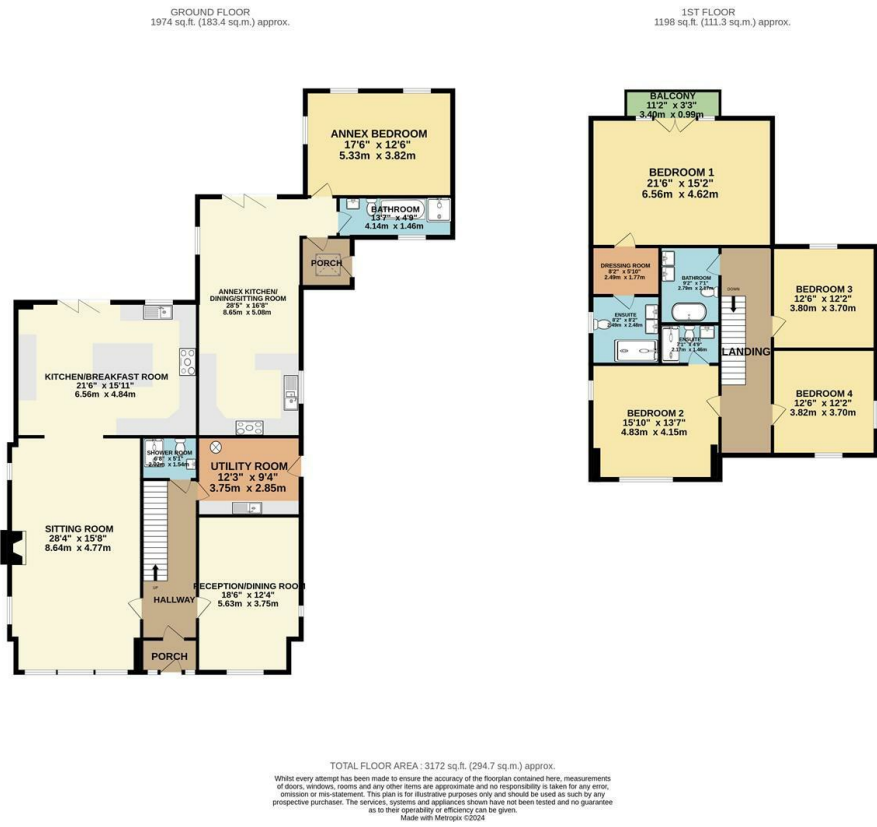
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FIXTURES & FITTINGS

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.







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		100	100
(92 plus) A			
(81-91) B			
(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