



Darsham, Suffolk

Offers In The Region Of £345,000

- No Onward Chain
- Excellent Condition Throughout
- Close to Railway Station
- Three Bedrooms
- Gated Driveway & Garage
- Double Glazing & Air Source Heating
- Popular Village Location
- Fitted Kitchen/Dining Room
- EPC - B

Greenside, Darsham

The village of Darsham is situated east of the A12, close to the Heritage Coastline, an Area of Outstanding Natural Beauty, some four miles from Dunwich Beach and the RSPB Reserve at Minsmere, with golf courses and opportunities for sailing and boating all within easy driving distance.

Darsham also has its own railway station with connecting trains to London Liverpool Street via Ipswich. The village has a farm shop and butchery together with the Red Poll tea rooms and close by is the Fox Inn public house. On the A12 is garage with an extensive mini supermarket. The Smoke and Fire tile warehouse. A post office, public house and a hotel are in the adjoining village of Westleton.



Council Tax Band: C



DESCRIPTION

An immaculately presented three bedroom semi-detached property, located on this select development of new homes at the edge of the village, ideally suited for access to all that the Suffolk Heritage Coast has to offer. The accommodation with air source underfloor central heating to the ground floor, radiators upstairs and double glazing, comprises of an entrance hall, cloakroom, stylish kitchen with integrated appliances, lounge/diner with access into the rear garden. To the first floor are three bedrooms and a bathroom. The principal bedroom has a large built-in wardrobe and views over the rear garden. The property also has two parking spaces.

ACCOMMODATION

ENTRANCE HALL

Stairs rising to first floor.

CLOAKROOM

White suite comprising of close coupled WC. and wall hung handbasin with mixer tap and tiled splash back.

LIVING ROOM

Double glazed window and double glazed door leading to the rear garden. Under stairs storage cupboard. Opening to:

KITCHEN

Fitted with a matching range of light grey base and wall mounted units with work surfaces incorporating one and a half sink and drainer unit with mixer tap and tiled surrounds. Integrated dishwasher. Built-in oven and ceramic hob with extractor hood over. Integrated washing machine. Double glazed window to front aspect. Tiled flooring.

FIRST FLOOR

LANDING

Cupboard with water cylinder and slatted shelves.

BEDROOM ONE

Double glazed window to rear aspect. Built-in double wardrobe.

ENSUITE

BEDROOM TWO

Double glazed window to front aspect.

BEDROOM THREE

BATHROOM

A white three piece suite comprising of panel bath with mixer tap and hand held shower. Shower over with shower screen, close coupled WC and wall hung hand basin. Wall tiling. Opaque double glazed window to front.

OUTSIDE

To the front is an open plan planted garden. To the rear the garden is enclosed by panel fencing, laid to lawn with pebble edging planted with box hedging. Paved patio and footpath to gated side access leading to the driveway providing off road parking for two cars.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

VIEWING ARRANGEMENT

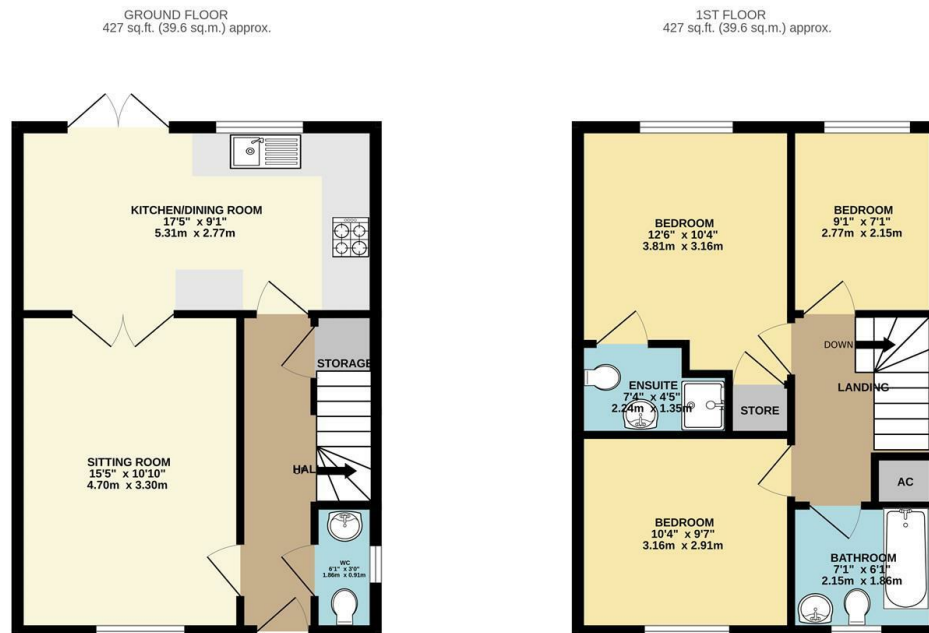
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20688/RDB.

FIXTURES & FITTINGS

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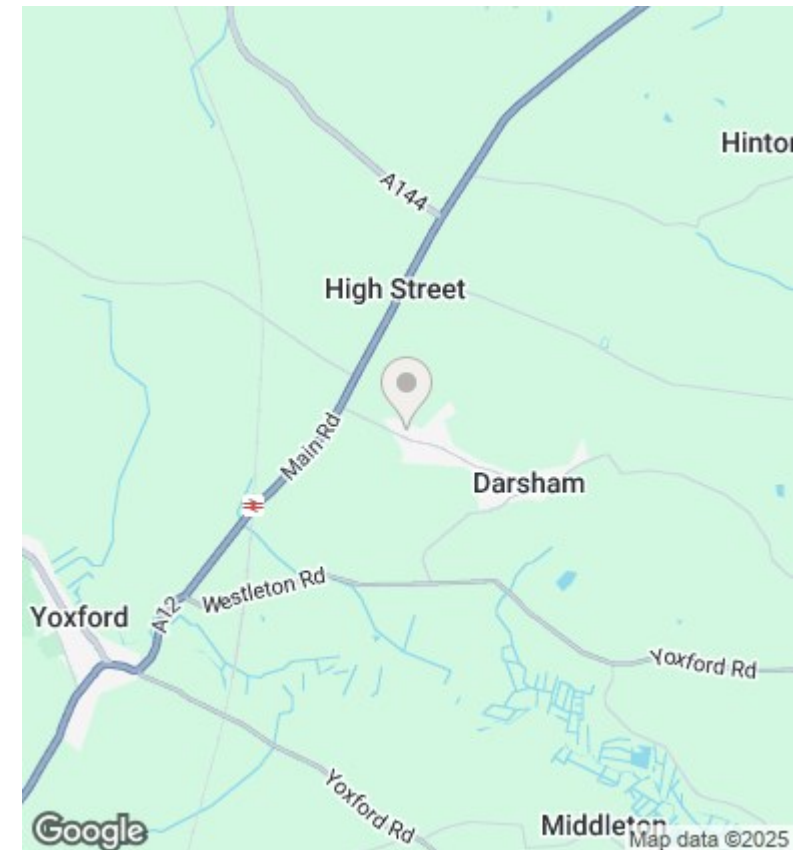




TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

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		97
(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		
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