



Saxmundham, Suffolk

Guide Price £375,000

- Immaculate Family Home
- Parking & Garage
- Double Reception Room
- EPC - D
- Private Cul-de Sac Position
- Conservatory
- Four Bedrooms
- Double Glazing
- Private Garden
- En-suite

Long Avenue, Saxmundham

Have you seen this hidden gem? Tucked away in a secluded setting lies this lovely home. It boasts a tranquil outlook overlooking woodland at the front with access to local countryside walks and the town centre.

Flick & Son are delighted to offer this spacious and particularly well presented detached family home situated in a private cul de sac at the edge of the ever popular Brook Farm estate. The well planned accommodation with gas central heating and double glazing features and entrance hall with cloaks area, cloakroom, sitting room with patio doors opening to the conservatory and arch leading to the dining room. A fitted kitchen/breakfast room also opens into the conservatory. On the first floor the landing opens to four well proportioned bedrooms, the principal bedroom having an en-suite shower room, a family bathroom completes the accommodation. To one side a driveway provides off-road parking and access to the garage. The secluded rear garden is laid to lawn with paved patio and pathways, sleeper edged raised beds border planted with a wealth of flowering plants and shrubs.

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.



Council Tax Band: D



ACCOMMODATION

ENTRANCE HALL

Hallway with the former study having been opened to the hallway creating a spacious cloak area with fitted shelves double glazed window to the front. Staircase rising to first floor landing with storage cupboard below.

CLOAKROOM

Suite comprising recessed handbasin and WC. Double glazed opaque window to the side.

SITTING ROOM

Polished stone fireplace with gas fire. Sliding patio doors opening to the conservatory. Archway opens to:

DINING ROOM

Double glazed window to the front.

CONSERVATORY

Double glazed with doors opening to the garden.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall cupboards, worktops with tiled surrounds. Inset is a one and a half bowl sink with mixer tap and hard water tap with water softener below. Fitted electric oven, gas hob and extractor hood over. Plumbing for a washing machine and dishwasher. Window overlooking the rear garden and door to the conservatory.

FIRST FLOOR LANDING

Airing cupboard with slatted shelving.

BEDROOM

Wardrobe recess. Window to the front overlooking wooded area.

ENSUITE

Suite comprising shower cubicle. Pedestal handbasin and WC. Opaque window to side.

BEDROOM

Window to the front overlooking wooded area. Fitted wardrobe.

BEDROOM

Window overlooking rear garden.

BEDROOM/STUDY

Window overlooking rear garden. Fitted desk and shelves.

BATHROOM

Suite comprising step in bath with seat, hand basin and WC. Tiled surrounds. Opaque window to the side.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E. Further details can be obtained via East Suffolk Council.

VIEWING

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: 20384/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

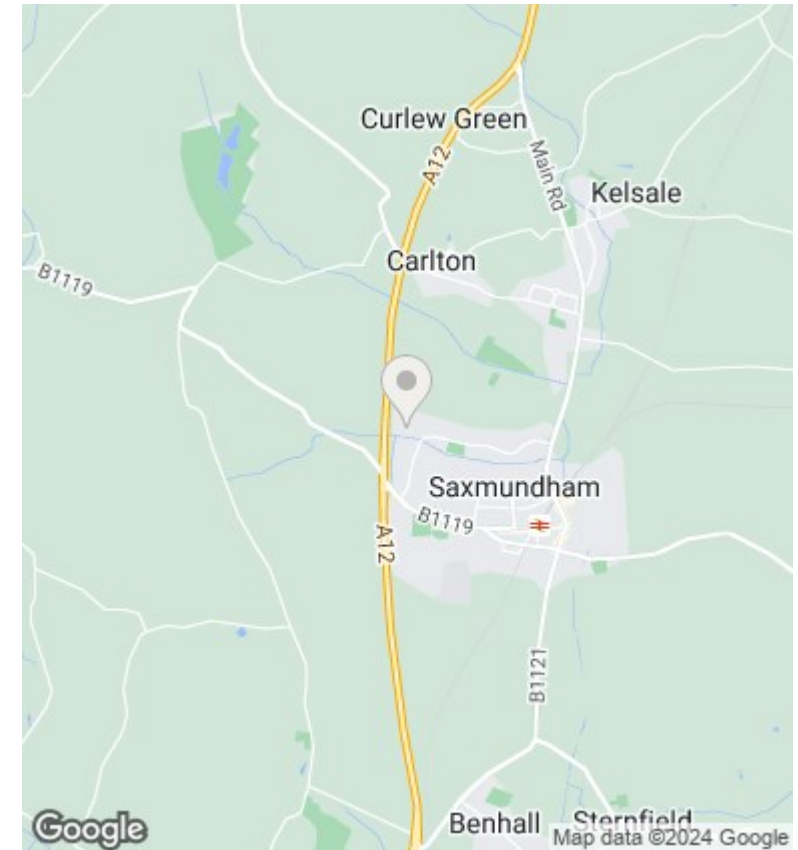
photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished 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.







TOTAL FLOOR AREA: 115.9 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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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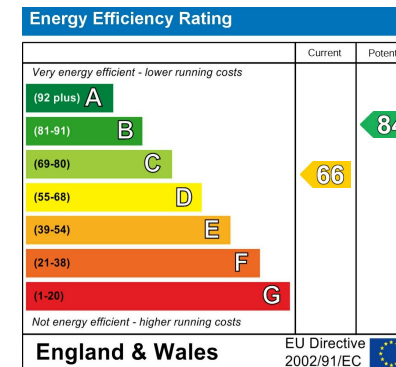


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com