



## Middleton, Suffolk

Guide Price £650,000

- Unique new build detached home
- Under floor heating & triple
- Studio/home office
- EPC - B
- 1/4 acre garden
- Open plan living
- Village Centre
- Three bedrooms
- High specification
- Close to the coast

# The Causeway, Middleton

A brand new unique contemporary dwelling standing in mature secluded gardens at the edge of this most popular of Suffolk Coastal villages ideally positioned for all that the Heritage coast has to offer.



Council Tax Band: D



## DESCRIPTION

A high specification dwelling of timber-framed and Siberian larch clad elevations, below standing seam metal clad roofs with the internal accommodation flooded with light by triple glazed aluminium windows and doors, heated by an air source system with under floor to the ground floor and radiators to the first floor. The main entrance door opens to a hallway with cloak and utility cupboards and leads to the predominately open plan living accommodation which includes a spacious double aspect sitting room with vaulted ceiling. Large kitchen/dining/living spaces with floor and ceiling sliding doors open to the partially covered deck and garden. The stylish kitchen complete with island/breakfast bar and integrated appliances. A central hallway has a stylish shower room and further reception room/ground floor bedroom with integrated storage. A staircase with glazed and hardwood balustrade rises to the first floor landing, leading to two well proportioned double bedrooms and elegant bathroom. The principal bedroom has a Juliet balcony and fine views over the garden toward the neighbouring countryside. Outside the property stands in a generous plot with ample off-road parking and gardens enjoying a westerly aspect which are laid to lawn with mature trees and screening hedgerow. Slate paving and decking provide pathways and seating areas. A detached outbuilding, insulated and larch clad, has electric heating, fitted kitchen units and separate WC, making it an ideal studio, home office or games room.

## ACCOMMODATION

### ENTRANCE HALL

Oak engineered flooring continues throughout the open plan living space. Cloaks storage cupboard. Utility cupboard with plumbing for washing machine and space for tumble dryer.

### SITTING ROOM

Double aspect with windows overlooking the garden and vaulted ceiling. Plinth for the installation of a stove.

## KITCHEN/DINING ROOM

Floor to ceiling triple sliding doors open to the deck and garden. Range of fitted base and wall cupboards, matching island/breakfast bar. Integrated appliances include induction hob, cooker hood over, electric fan oven and combination oven, concealed dishwasher and fridge freezer.

## HALLWAY

Staircase rising to first floor with storage cupboard below.

## BEDROOM/RECEPTION ROOM

Windows overlooking the front garden. Built in wardrobes and cupboard housing heating system.

## SHOWER ROOM

Suite comprising flush threshold walk in shower, handheld and overhead showers, hand basin and WC unit with integrated storage. Heated towel rail.

## FIRST FLOOR LANDING

Electric roof light.

## BEDROOM

Window and Juliet balcony overlooking the garden. Eaves storage. Roof lights.

## BEDROOM

Dormer window to side elevation. Eaves storage.

## BATHROOM

Suite comprising double end bath with handheld and overhead showers. Free standing hand basin with storage below. WC. Heated towel rail.

## AGENT NOTE

The seller advises there is a right away over the driveway to allow access to the rear of Christmas Cottage.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band D. Details can be obtained from the East Suffolk Council.

## SERVICES

Mains electricity, water and drainage.

## VIEWING

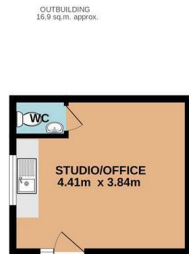
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20405/RDB.

## 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 : 141.5 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

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>			<b>94</b>
(81-91) <b>B</b>		<b>84</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			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)