



## Saxmundham, Suffolk

Guide Price £450,000

- Fitted Kitchen/dining room
- Sitting room
- Gas CH & double glazing
- Study
- Master Bedroom & En-suite
- Landscaped Garden
- Cloak & Utility room
- Family bathroom
- EPC - B

# Gilbert Road, Saxmundham

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: E



## DESCRIPTION

A well designed and spacious modern detached family house which has been particularly well maintained by the current owners. The accommodation with gas central heating and double glazing features, entrance hall, cloakroom, study, sitting room with French doors opening to the garden, generously proportioned kitchen/dining room with stylish fitted kitchen and integrated appliances and a separate utility room. On the first floor there are four well proportioned bedrooms, the master having a large run of wardrobes and ensuite shower room. The family bathroom which includes a separate shower completes the accommodation. Outside the secluded lawn garden has two paved seating areas linked by pebble pathways with stepping stones leading to the driveway and garage.

## ACCOMODATION

### ENTRANCE HALL

Staircase to first floor. Cloaks storage cupboard.

### CLOAKROOM

White suite comprising pedestal hand basin with mixer tap and tiled splash back. Opaque double glazed window.

### STUDY

Range of fitted desk, cabinets and drawer furniture. Double glazed window to front.

### SITTING ROOM

Double glazed bay window to side and French windows opening to the garden.

### KITCHEN/DINING ROOM

A double aspect room with double glazed windows to front and rear. Range of gloss finished base and wall units, work tops with upstands, single drainer 1 ½ bowl sink unit with mixer tap. Integrated appliances include six ring gas hob with cooker hood over, double oven, dishwasher and fridge/freezer.

## UTILITY ROOM

Matching fitted base unit with work top, upstand and single drainer sink unit. Plumbing for washing machine and space for tumble dryer below. Double glazed entrance door to rear garden.

## FIRST FLOOR

### LANDING

Built in airing cupboard

### MASTER BEDROOM

Run of fitted wardrobes. Two double glazed windows.

### ENSUITE

Tiled walls and floor. White suite comprising shower cubicle, hand basin and W.C. Heated towel rail and opaque double glazed window.

### BEDROOM 2

Double glazed windows to front. Built in wardrobes.

### BEDROOM 3

Double glazed window to front

### BEDROOM 4

Double glazed window to rear.

## BATHROOM

White suite comprising double ended bath, wide shower cubicle, pedestal hand basin and W.C. Floor and wall tiling, heated towel rail and opaque double glazed window.

## OUTSIDE

To the front, open plan with cobbles, block paving and miniature trimmed shrubs. To the rear a driveway provides off road parking for two cars and access to the garage and via a gate to the rear garden. Landscaped with two

paved patios, connecting pathways and border with trimmed shrubs and a central lawn.

#### TENURE

Freehold.

#### OUTGOINGS

Council Tax band E. Details can be obtained from the 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](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20085/RDB.

#### FIXTURES & FITTINGS

No fixtures and, 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.

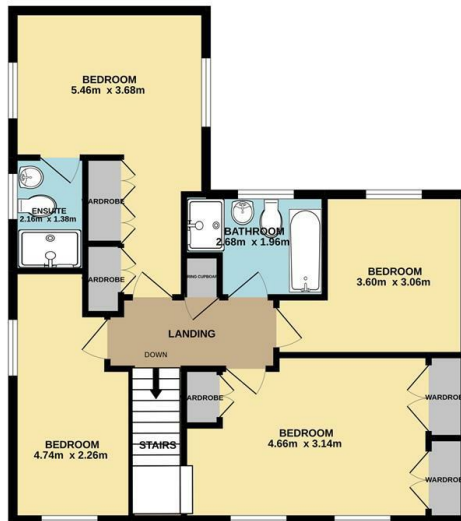




GROUND FLOOR  
67.7 sq.m. approx.

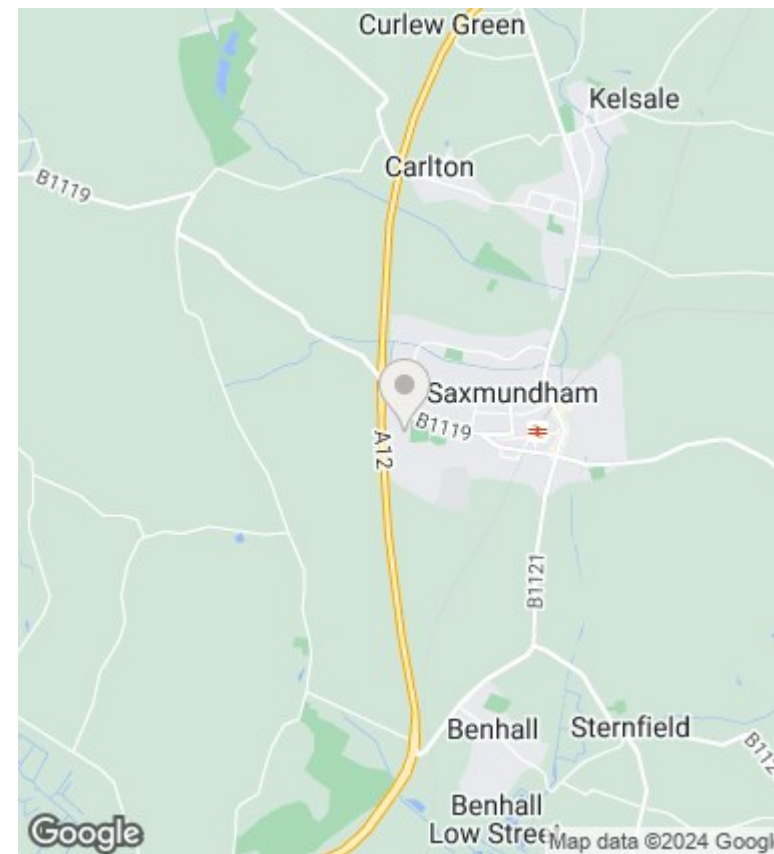


1ST FLOOR  
66.3 sq.m. approx.



TOTAL FLOOR AREA: 134.1 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>93</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)