



## Friston, Suffolk

Guide Price £550,000

- Entrance Hall & Cloakroom
- Study & Utility rooms
- Double glazing
- Ground floor bedroom suite
- Re-fitted kitchen
- Ample parking
- Sitting & Dining rooms
- Oil fired central heating
- EPC - E

# Saxmundham Road, Friston

Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.



Council Tax Band: E



## DESCRIPTION

An individual detached family home standing at the western end of the village, set in private gardens with ample off-road parking and external storage. The well presented and versatile accommodation has been much improved by the present owners creating an attractive and spacious family home. Entering the property is a well proportioned lobby and hallway leading to a cloaks alcove and cloakroom. Off the one side is the ground floor bedroom suite complete with French doors opening to the garden. The double aspect sitting room has fireplace and French doors opening to the garden. The further reception/dining room leads to an inner hallway opening to the utility room, study and recently refitted kitchen which also opens into the garden. On the first floor the landing leads to the double aspect principal bedroom with ensuite, two further double bedrooms. Set back from the road and protected by mature trees and shrubs a shingle driveway provides ample off-road parking. Large storage shed and workshop stand to one side. Lawn gardens to front and rear are bordered by trees and shrubs with paved patio adjacent to the sitting room and kitchen.

## ACCOMMODATION

### ENTRANCE LOBBY

### HALL

Staircase rising to first floor. Alcove with cloaks storage cupboard.

### CLOAKROOM

Wooden cabinet with freestanding circular stone basin and mixer tap. WC. Heated towel rail, floor and wall tiling, window to rear.

### BEDROOM

Window to front, French doors opening to the rear garden. Built in storage cupboard.

### ENSUITE/WET ROOM

Fitted with corner hand basin, WC. Floor and wall tiling and floor drain shower with shower screen. Heated towel rail.

### SITTING ROOM

Window to front, French doors opening to the rear garden. Fireplace with electric fire.

### DINING ROOM

Window to front.

### INNER HALLYWAY

### KITCHEN

Recently re-fitted, range of base and wall cupboards, polished stone worksurfaces, enamel sink unit with mixer tap. Fitted Rangemaster range cooker with cooker hood over. Dishwasher. Window and French doors to the patio and garden.

### UTILITY ROOM

Fitted range of base and wall cupboard, worksurfaces, single drainer sink unit. Plumbing for washing machine. Window to front.

### STUDY

Window to rear.

### FIRST FLOOR LANDING

Split level landing with window to front. Built in storage/airing cupboard.

### BEDROOM

A triple aspect room with countryside views. Built in wardrobe.

### ENSUITE

Suite comprising shower cubicle, moulded hand basin with storage below. WC.

### BEDROOM

Window to front. Built in wardrobe.

### BEDROOM

Window to rear.

### BATHROOM

Suite comprising bath with shower over, hand basin with storage below, WC. Window to rear.

## TENURE

Freehold.

## AGENTS NOTE

Prospective purchaser should be aware that there are various infrastructure projects proposed for the East Suffolk Coastal area including a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed including at Friston.

## 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](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20330/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.

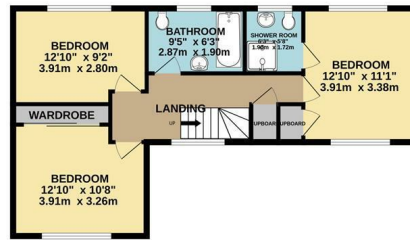




GROUND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.

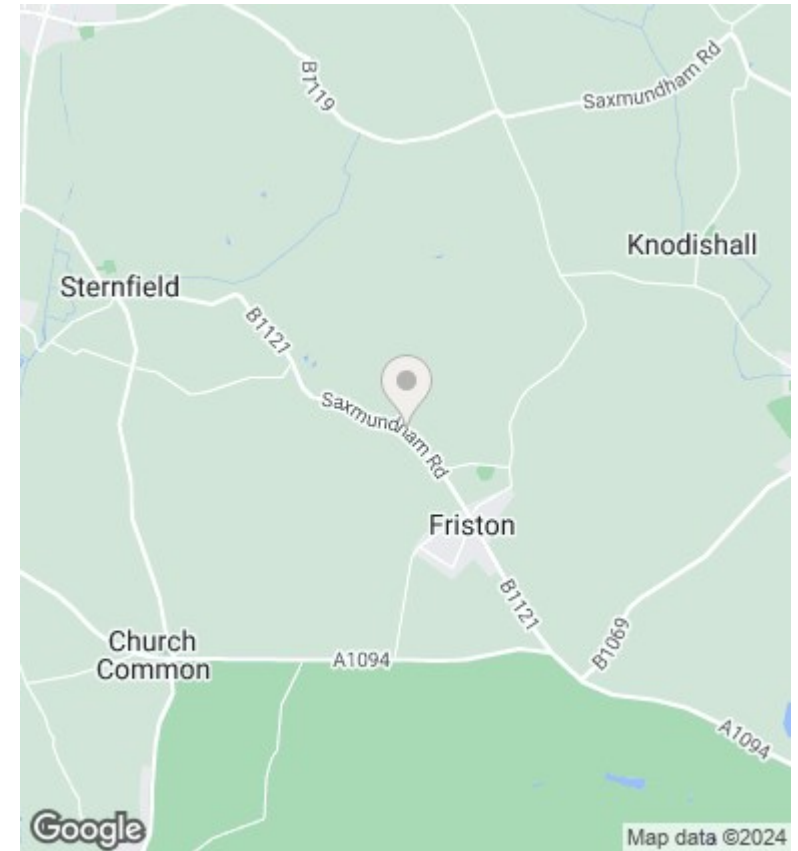


1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(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](http://www.epcregister.com)